

STANDARD BUILDING REPORT
STANDARD TIMBER PEST REPORT
COMPLIANCE REPORT
ENERGY EFFICIENCY RATING

OF

28 Shedden Street
CASEY ACT, 2913

FOR

Adam Hoytink

PREPARED BY:

Erwin Monahan
Building Consultant

Our Ref: 17787

Date: 21/06/2013

Unit 9 Corner of Scollay Street and Reed Street North, Greenway ACT 2900		Phone	61669700
PO Box 1547 Tuggeranong ACT 2901		Fax	61669799
HOME ASPECT PTY LTD TRADING AS ACTNOW INSPECT	ABN 50 126 811 970	actnowinspect.com.au	

TAX INVOICE

Date	21 Jun 2013
Invoice Number	17787
Customer	Adam Hoytink
Building Inspection Reports for	28 Shedden Street, CASEY, ACT, 2913
	Sub Total \$900.00
	GST for Invoice \$90.00
	Total for Invoice \$990.00

* The EER is complimentary in the Full 4 in 1 Report Package

PAID IN FULL - THANKYOU

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CONCLUSION

Prepared For	Adam Hoytink
Reference Number	17787
Property Address	28 Shedden Street, CASEY, ACT, 2913
Wall Construction	Brick Veneer Walls
Internal Wall Construction	Timber Framed Walls
Floor Construction	Timber Floor on Brick Piers
Roof Covering	Colour Bond Sheeting
Accredited Inspector	Paul Cassell

This is a visual inspection only limited to the areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection.

This report was prepared in accordance with AS 4349.1-2007, AS 4349.3 and is issued subject to our standard terms and conditions. The terms and conditions qualify this report.

This document certifies that the property described in this report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this report.

Yours faithfully



Erwin Monahan
Manager

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COMPLIANCE CERTIFICATE

28 Shedden Street

CASEY

ACT 2913

SECTION: 28 BLOCK: 1 CASEY

This is a pre-purchase compliance report with regard to approval of any alterations to the property as requested. The building file was retrieved from ACT Building, Electrical and Plumbing Control Office (ACTPLA). The documents are passed on to yourselves together with the report as follows.

The following Certificates of Occupancy were provided and are attached.

BUILDING WORKS	CERTIFICATE	DATE	APPROVED PLANS
New standard DA exempt- Residence and Garage	B20117481C1	21 Dec 2011	B20117481/A & B20117481/B

The following documents are enclosed

- Residential Conveyancing Enquiry
- Building File Index
- Survey Plan / Certificate
- Drainage Plan
- Certificates as listed above
- Plans as listed above

There are no unapproved structures that require approval.

REGIONAL OBSERVATIONS

In accord with AS4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. The following tables provide a detailed breakdown of the areas we have inspected in the property

Details of the Inspection	
Date of the Inspection	18 th of June 2013.
Time of the Inspection	10.00am
Weather conditions at the time of Inspection	Dry
Recent weather conditions	Dry
Building tenancy	Occupied
The scope of the inspection was to cover	The Building and the property within 30 meters of the building subject to inspection
The areas inspected were	The Building Interior, The Building Exterior, The Roof Void Space, The Roof Exterior, The Subfloor, The Site
Building furnished	Yes

Kitchen/Family/Meals Area	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Kitchen Floor	Polished Timber
Family floor	Polished Timber
Sink	Good condition
Taps	Good
Splashback	Glass splashback in good condition
Bench top	Good condition
Kitchen cupboards	Good condition
Door and door furniture to rear	Glass sliding door - Very Functional
Door to passageway	Cavity sliding door - good
Windows	Good condition
Architraves	Good condition
Skirting	Good condition

Lounge Room	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Windows	Good
Architraves	Good
Skirting	Good

Front Entrance Area	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Polished Timber
Front Door & Door furniture	Good
Window	Good
Architraves	Good
Skirting	Good

Stairs to Upper Level	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Treads and risers	Good
Window	Good

Passageway to bedrooms	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Polished Timber
Architraves	Good
Skirting	Good

Bedroom One	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Door & Door Furniture	Not latching suggest minor adjustment
Window	Good
Architraves	Good
Skirting	Good
Robe	Two door robe - Good walk in robe is in good condition

Ensuite	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Wall Tiles	Good
Shower wall tiles	Good
Shower floor	Tiles in good condition
Shower screen	Good however screen door requires minor maintenance – runners not sitting properly
Ensuite floor	Good
Basin	Good
Splashback tiles	Good
Taps	Good
Vanity cupboard	Good
Pan and cistern	Good condition
Door & Door furniture	Cavity sliding door - good
Window	Good
Architraves	Good

Bedroom Two	
Location	Adjacent Toilet
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Door & Door Furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Two door robe - Good

Bedroom Three	
Location	Adjacent Bedroom 2
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Door & Door furniture	Not latching suggest minor adjustment
Window	Good
Architraves	Good
Skirting	Good
Robe	Two door robe - Good

Bedroom Four	
Location	Adjacent Laundry
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Door & Door furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Three door robe - Good

Study	
Location	Adjacent Family
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Carpet
Door & Door Furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Two door robe - Good

Main Bathroom	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Wall tiles	Good
Shower wall tiles	Good
Shower floor	Tiles in good condition
Shower screen	Good
Bathroom floor	Good
Floor Waste	Note - a water test on the floor has not been carried out to determine correct falls to the floor waste
Basin	Good
Splashback tiles	Good
Taps	Good
Vanity cupboards	Good
Bath	Good
Bath splashback tiles	Good
Bath side tiles	Good
Door and door furniture	Good
Window	Good
Architraves	Good

Toilet	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Tiles in good condition
Door and door furniture	Good
Window	Good
Pan and Cistern	Good condition
Architraves	Good
Skirting	Good

Laundry	
Ceiling	No defects evident on the day of inspection
Walls	Structurally sound
Floor	Tiles in good condition
Floor Waste	Note - a water test on the floor has not been carried out to determine correct falls to the floor waste
Tub	Good
Splashback	Good
Taps	Good
Rear exit door & Door furniture	Reasonable
Door and door furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Laundry cupboard	Good

Roof Void Space	
Roof structure	Standard truss roof - Good
Insulation	Thermal insulated ceiling - approx. 150mm thick
Reflective foil	Sarking / foil insulation is installed
Full inspection was limited by	Insulation, Ducting, and crawl space – see ‘terms and limitations’ No access over raked ceiling areas
Note	Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow bodily access. This allows only a limited visual inspection from a distance to be carried out. Insulation is present in the roof cavity. This restricted the inspection of some roofing timbers. Removal of the insulation is outside the scope of this report. Damage and or defects may be present and not detected in areas

Garage	
Entrance doors	Panel lift door - Good
Walls	Structurally sound Brick walls, structurally sound
Ceiling	No defects evident on the day of inspection
Concrete floor	Good
Internal access door	Good
Rear roller door	Good
Inspection limited by	Storage of items

Exterior	
<ul style="list-style-type: none"> • Concrete Driveway in good condition • Concrete paths are in good condition • Front garden is neat and tidy complimenting the house • Rear garden is neat and tidy complimenting the house • Covered veranda under roofline – Good • Brick piers with timber infill at left boundary – good condition • Timber fence at right hand side and rear in good condition • Small deck of laundry – all members in good condition 	

Sub floor	
Termite protection - ant caps provided	Yes
Type of flooring	Particleboard
Well ventilated	Yes
Dry ground - not conducive to termites	Yes
Sub floor vents clear of obstruction	Yes
Sub floor clear of obstructions	Suggest remove all loose timber and debris as it is conducive with timber pest attack
Piers	The brick piers are in good condition
Full inspection was limited by	Crawl space, Ducting and Insulation

Roof Exterior	
Roof Covering	Colorbond roofing in good condition
Gutters	Good condition
Downpipes	Good condition
Eaves	Good condition
Facia	Good condition
Bargeboard	Good condition
Lead Flashings	Good condition
Inspection was limited by	Height - An inspection of the roof exterior was not possible due to height restrictions. The scope of this report is limited to areas accessible with a ladder 3.6 meters in length
Note	This is an opinion of the general quality and condition of the roofing material on the day of inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall.

Electrical and Plumbing	
Electrical	All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report.
Plumbing	All plumbing needs to be inspected and reported on by a plumber. Its recommended that a licensed plumber be consulted for further advice.

Smoke detectors	
Note	Australian Standard 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

Brickwork	
Brickwork	There was no cracking evident on the day of inspection

Inspectors opinion of the Overall Condition of the Building	
Average	The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

IMPORTANT INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THE INSPECTION AND THIS REPORT

SCOPE OF THE REPORT:

This report complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

This is a visual inspection only limited to the areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

TERMINOLOGY:

The Definitions of the Terms (Good), (Reasonable) & (Poor) below apply to DEFECTS associated with individual items or specific areas:

Good/Good condition	The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection
Reasonable/Very Functional	The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or maintenance
Poor	The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions

ABOVE AVERAGE	The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building of similar age and construction.
AVERAGE	The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
BELOW AVERAGE	The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Other Inspections and Reports Required:

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report.

Asbestos Inspection	Electrical Inspection	Plumbing Inspection
Mould Inspection	Mechanical Services	Drainage Inspection
Alarm/Intercom/Data Systems	Appliances Inspection	Airconditioning Inspection
Durability of Exposed Surfaces	Structural (Engineer)	Gasfitting Inspection
Estimating Report	Hydraulics Inspection	Swimming Pool Inspection
Garage Door Mechanical	Hazards Inspection	Fire/Chimney Inspection

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

(a) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

(b) Limited Liability to a Purchaser within the Australian Capital Territory only: Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the Contract for Sale.

NB. No reliance may be placed on the report for any contract entered into more than six months after the date of inspection.

WARNING: The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. It is, therefore, very strongly recommended that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Terms on which this report was prepared

Service - As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a "Standard Property Report".

Purpose of inspection - The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

Scope of inspection - This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Acceptance criteria - The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; an
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS - The Client acknowledges:

'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out whenever necessary appropriate Tests.

This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.

Limited Liability to a Purchaser within the Australian Capital Territory

This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property.

The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

the inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and

- the date on which the contract was entered into was not more than 180 days after the date of the inspection; and

- the report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.
- the service requested is Option 1 – Standard Inspection Report.

EXCLUSIONS - The Client acknowledges that this Report does not cover or deal with:

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- detection of wood destroying insects such as termites and wood borers;
- the operation of fireplaces and chimneys;
- any services including building, engineering (electronic), fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould;
- whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

(a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) *Physical Tests* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Important Note for inspections in the ACT

For Residential Properties in the Australian Capital Territory, please be advised of the following matters:

(a) That, in accordance with Civil Law (Sale of Residential Property) Regulations 2004, within 7 days after this report is prepared, the following information will be given to the Territory for inclusion in a publicly available register:

- The fact that the report has been prepared;
- The street address of the property;
- The inspection date stated in this report;
- The name of the person who prepared the report; and
- If the person who prepared this report did so as an employee or agent of another entity – the name and contact details of that other entity.

(b) That the person who prepared this report (or that person’s employer or principal) may give a copy of this report, on payment of a reasonable charge, to a person who entered into a contract to buy the property.

STANDARD VISUAL TIMBER PEST REPORT IN ACCORD WITH AS 4349.3 ACT ONLY

Reference Number 17787
Inspection Date 18/06/2013 10:00:00 AM
Report Prepared Date 21 Jun 2013

Summary Only

TIMBER PEST ACTIVITY

In respect of significant items:

Evidence of active (live) termites was not found.

Evidence of termite activity (including workings) and/or damage was not found.

Evidence of a possible previous termite management program was not found.

The next inspection to help detect any future termite attack is recommended in 12 months.

Evidence of chemical delignification damage was not found.

Evidence of fungal decay activity and/or damage was not found.

Evidence of wood borer activity and/or damage was not found.

Evidence of conditions conducive to timber pest attack was not found.

Evidence of major safety hazards was not found.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered Moderate to high

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For complete and accurate information please refer to the attached complete Visual Timber Pest Report

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

VISUAL TIMBER PEST REPORT

Areas Inspected: The inspection covered the Readily Accessible Areas of the Building and Site

Areas NOT Inspected: The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Area(s) to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include: Ducting, crawl space, insulation, mechanical units and the like. 1.5 meters around the inside of the perimeter of the roof void, from the eave inwards due to the height between the ceiling joists and rafters; Roof void in saddled areas (valleys)

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:

Interior: Timbers in cupboards and built in robes were concealed by clothing, personal items and other stored household items and Furniture, appliances, and carpet can obstruct the full visual inspection of the floor and walls

Exterior: A full inspection of the exterior and perimeter foundation footings of the dwelling can be obstructed by garden beds and patios

Fences/Retaining walls/Boundary Fences: where garden vegetation obstructs a full inspection

Garage: Tools and storage items can obstruct a full visual inspection inside the garage

Roof Void space: The presence of insulating materials can render a comprehensive inspection of the area, whereby the ceiling joists, bottom cords, top plate and other ceiling timbers are not able to be inspected. **A full inspection was limited by insulation, ducting and crawl space. No access over raked ceiling areas.**

Subfloor: A full inspection was limited due to crawl space, insulation and ducting.

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage: where there is no access to subfloor and the like.

Was the property furnished at the time of inspection? **Yes.**

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

SUBTERRANEAN TERMITES:

Were active termites (live insects) present at the time of the inspection: **None found at the time of the inspection .**

If the answer was "none found at the time of the inspection" then the following termite description is not applicable.

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

If the answer was "yes" then the termites are believed to be **(not applicable as none found) at the time of the inspection.** The termites have the potential to cause **(not applicable as none found)** damage to structural and decorative timbers and were located mainly in, but not necessarily limited to, the following areas:

A termite nest was not located in the following location(s): **(not applicable as none found)**

Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to: **(not applicable as none found).**

NOTE: Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

Was any evidence of timber damage visible? **No.**

General remarks: It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

No evidence of a possible previous termite treatment. .

WARNING: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

Was durable notice found during the inspection? **No**

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

BORERS OF SEASONED TIMBER

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Was visible evidence of borers found? **No evidence located. No damage was found at the time of inspection**

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

Was evidence of wood decay fungi (wood rot) found? **No**

No damage was found at the time of the inspection.

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

At the time of the inspection **No**:

If any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Moisture: At the time of the inspection **The moisture levels were normal**

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that **drainage is generally adequate** .

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? **No, no leaks found at time of inspection.**

Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however, the ventilation appears to be **generally adequate** . Where ventilation is considered inadequate a builder or other expert should be consulted.

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply? **not applicable** .

Note: A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **not applicable** .

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

In our opinion the termite shields appear to be **adequate** .

If considered inadequate a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:

Comments on other Conducive Conditions:

Remove timber debris, untreated garden timbers and foliage from the house. Ensure all stored timbers are above ground.

We recommend that the vegetation from around the boundary fence is removed so that it does not allow for concealed termites to attack the boundary

We recommend that the vegetation from around the perimeter of the building be removed so that it does not allow for concealed termite entry

OVERALL ASSESMENT OF THE PROPERTY:

Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

At the time of the inspection the **DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered to **Moderate to High** .

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be not essential but 6 to 12 monthly inspections

FUTURE INSPECTIONS: AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months but not more than 12 months.

TERMS ON WHICH THIS REPORT WAS PREPARED

Service - As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Standard Timber Pest Report".

Purpose - The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

Scope of inspection - This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Acceptance criteria - Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue. This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS The Client acknowledges:

This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability to a Purchaser within the Australian Capital Territory.

The Client acknowledges that:

This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Timber Pests:

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that *“the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”*

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

Reasonable Access

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	500 x 500mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 500mm	Vertical clearance Timber floor: 500mm to bearer, joist or other obstruction. Concrete floor : 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

A More Invasive Physical Inspection Is Available And Recommended

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several day’s notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

Concrete Slab Homes

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

Subterranean Termites

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean Termite Ecology These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings.

Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of Seasoned Timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle) these borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

Timber Decay Fungi

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

Limited Liability to a Purchaser within the Australian Capital Territory

This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property. The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

- The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and
- The date on which the contract was entered into was not more than 180 days after the date of the inspection; and
- The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the purchaser and vendor.



Monday 14 January 2013

CERTIFICATE OF CURRENCY

Insured: Home Aspect Pty Ltd T/as Actnowinspect
Effected With: Certain Underwriters at Lloyd's
Policy Class: Professional Indemnity
Insured's Address: Unit 9, Corner Reed Street North & Scollay Street
GREENWAY ACT 2900
Policy Number: HPI-4198
Professional Services: Building pre-purchase & pest inspections & energy efficiency rating
Period of Insurance: 15/01/2013 to 15/01/2014 at 4:00pm Local Time
Retroactive Date: 15/01/2012
Limits of Liability: A\$2,000,000 any one claim and A\$4,000,000 in the aggregate for all claims made during period of insurance
Extensions: Refer to Policy Wording
Excess: A\$5,000 each and every loss costs inclusive
Policy Wording: WINSURE_PI_08

Signed on behalf of certain underwriters at Lloyd's by Winsure Insurance group Pty Ltd

Kind regards.

A handwritten signature in black ink, appearing to read "Matthew Boon".

Matthew Boon
General Manager
Winsure Insurance Group Pty Ltd

Level 3, Suite 302
904
61 Lavender Street,
253106
Millsons Point NSW
Australia 2061

Ph: +61 2 9409 5200

ABN 29 059 310

AFS Lic. No.

ACN 059 310 904

FirstRate Report

**ACT HOUSE ENERGY
RATING SCHEME**

COLA Licence Number 201286



**MACUSHLA SMITH
BUILDING ASSESSOR CLASS A
ENERGY EFFICIENCY**





YOUR HOUSE ENERGY RATING IS: ★★☆☆ 4 STARS
in Climate: 24 **SCORE: -2 POINTS**

Name:	A Hoitince	Ref No:	17787
House Title:	CA 028 001 0 00 00 000.1rt	Date:	20-06-2013
Address:	28 Snedden Street Casey		2913
Reference:	K:\ENERGY RATINGS 2013\CA 028 001 0 00 00 000		

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-2											
Potential	10											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change curtain to

Heavy Drapes & Pelmet

13

Detailed House Data

House Details

ClientName A Hoitince
HouseTitle CA 028 001 0 00 00 000.1rt
StreetAddress 28 Snedden Street
Suburb Casey
Postcode 2913
AssessorName Macushla Smith
FileCreated 20-06-2013
Comments Total Floor Area = 197m2 approx

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Timber	Enclosed	No	No	No	Carp	R1.0	33.3m ²
2	Timber	Enclosed	No	No	No	Float Timb	R1.0	9.6m ²
3	Timber	Enclosed	No	No	No	Carp	R0.0	40.0m ²
4	Timber	Enclosed	No	No	No	Tiles	R0.0	4.3m ²
5	Timber	Enclosed	No	No	No	Float Timb	R0.0	97.7m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Veneer	No	R2.0	46.1m	2.4m
2	Brick Veneer	No	R2.0	2.7m	4.5m
3	Brick Veneer	No	R2.5	3.5m	2.4m
4	Framed: FC Sheet Clad	No	R2.0	8.9m	2.4m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Low Ventilation	No	Yes	R4.0	122.9m ²
2	Flat - Framed	No	Yes	R4.0	61.9m ²

Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	W	1.5m	0.9m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
2	W	1.5m	0.9m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
3	W	1.4m	1.5m	No	SG	ALIMPR	NC	No	1.2m	1.2m	0.2m
4	N	0.6m	1.8m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
5	N	1.5m	1.5m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
6	N	2.1m	1.5m	No	SG	ALIMPR	NC	No	0.6m	0.6m	0.2m
7	N	2.1m	0.8m	No	SG	ALIMPR	NC	No	0.6m	0.6m	0.2m
8	N	2.1m	0.8m	No	SG	ALIMPR	NC	No	0.6m	0.6m	0.2m
9	N	2.4m	1.8m	No	SG	ALIMPR	NC	No	2.3m	2.3m	0.2m
10	E	1.2m	1.8m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
11	E	0.9m	0.6m	Yes	SG	ALIMPR	NC	No	0.6m	0.6m	0.2m
12	E	1.2m	1.8m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
13	S	1.2m	1.8m	No	SG	ALIMPR	HB	No	4.0m	4.0m	0.2m
14	S	0.9m	0.6m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
15	S	0.9m	0.8m	Yes	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m

16	S	0.9m	0.6m	Yes	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m
17	S	1.5m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
18	N	0.6m	1.8m	No	SG	ALIMPR	HB	No	0.6m	0.6m	0.2m
19	N	0.4m	1.5m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m
20	N	0.4m	1.5m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m
21	N	0.4m	1.5m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m
22	N	0.4m	1.5m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m

Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
4	N	0.6m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.2m	1.0m
18	N	0.6m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.2m	1.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? Yes
 Is the Stairwell Separated by Doors ? Yes
 Is the Entry open to the Living Area ? Yes
 Is the Entry Door Weather Stripped ? Yes
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	1
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	1	0

Unflued Gas Heaters 0
 Percentage of Windows Sealed 100%
 Windows - Average Gap Small
 External Doors - Average Gap Small
 Gaps & Cracks Sealed Yes



Building Conveyancing Enquiries and Energy Rating Package Application

About this form

Use this form to request and pay for an Energy Rating Package or Conveyancing Enquiry for either a Residential or Non Residential ACT property with the ACT Planning and Land Authority.

All fields are mandatory unless stated otherwise.



The ACT Government is committed to improving the accessibility of web content. To provide feedback or request an accessible version of a document please phone 13 22 81.

Request Type & Professional User

Select a request type

Residential conveyancing enquiry

Are you a Professional User registered with the ACT Planning and Land Authority? Yes No



Professional User Details

Professional User ID

3160996

Name title (optional)

Mr

Given name

Erwin

Family name

Monahan

Contact phone number

61669700

Property Information

Suburb/District

CASEY

Section

28

Block

1

Unit (optional)

Lessee

HOitink

Applicant's Reference (optional)

17787

If you require help with suburb/district, section or block details click this information button



Address

28 Shedden St

Address (optional)

Suburb

CASEY

State/Territory

ACT

Postcode

2913

Location description (optional)

Additional Property Information

If the residence is a former Government residence without alterations or additions, the building plans may not be available.

Is the property an ex Government residence? Yes No

Additional Documentation

Please click the appropriate box to include any of the following documentation. Additional fees apply (optional)

Sanitary Drainage Plan

Priority

Our aim is to provide a 4 to 5 full working day turnaround period for a standard service. The turnaround time commences from receipt of the request at Mitchell and does not include weekends, public holidays or delivery time by mail or DX for professional users. For high priority requests an additional surcharge is applied and the turnaround period is 24 hours with the same conditions specified above.

What is the priority of this request? Standard High

Method of Delivery

Please select your preferred delivery method

- Collect at Mitchell Counter
- Collect at ACT Government Shopfront
- DX number
- By mail to the address provided

Applicant Declaration

As the applicant lodging this request, you are declaring:

- I am the lessee/owner.
- I am the solicitor acting on behalf of the lessee/owner.
- I have authorisation from the lessee/owner.
- I am/act for a mortgagee in possession.
- I have authorisation from the solicitor representing the lessee/owner.
- I have authorisation from the Trustee of the deceased estate.
- I have authorisation for power of attorney from the lessee/owner.

Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances. Unless you have a "Professional User" ID you must present this written proof when you collect the requested information from the Mitchell Counter.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. Section 59A of the ACT Building Act 1972 provides severe penalties for false or misleading statements.

Pay Now

Payment amount

\$ 100.80

Receipt

Your payment has been successful. Please keep a copy of this receipt for your records.

Date and time **11 Jun 2013 16:20:19**

Form submission ID **34003920130611167284**

Payment receipt number **316216077801**

Total amount paid \$ **100.80**

To save or print a copy of the completed form and receipt go to the "File" menu and select "Save as" or "Print".

Environment and
Sustainable
Development
Directorate
ABN 31 432 729 493

GPO Box 1908
Canberra ACT 2601
Telephone: **132281**

Your personal information will be used for the purposes to completing your enquiry and will be disclosed to the Environment and Sustainable Development Directorate to achieve that purpose and kept on file. Details about this transaction will be released to you or your financial institution if this transaction is queried and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1014

Version: 21

Date: 11 Jun 2013

CONVEYANCING PART 2

No information is provided in respect of electrical, drainage or sewer matters and or to the location of overhead power lines or underground cables in relation to the building.

- | | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| 1. (a) Is this a government or ex government house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any record of incomplete building work on the building file?
See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current housing
Indemnity insurance policies for building work?
(Current within 5 years) See file copies attached | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any records on the building file showing building
applications still being processed?
(Current within 3 years) See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file of current notices issued
over the property? See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

- | | | |
|--------------------------------|-------------------------------------|-------------------------------------|
| • Certificate of Occupancy | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Survey Certificates | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex government Building Plans | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If requested:

- | | | |
|--------------------|-------------------------------------|--------------------------|
| • Drainage Plan(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|-------------------------------------|--------------------------|

Search officer comments (if any?)

Search officer initials: Keryn

Cost of application: \$ 100.80

Date completed: 17-06-13

Please Note: Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXXX only but will be referenced as B20XXXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXXX/B, the second amendment B20XXXXX/C etc.



MASTER BUILDERS
FIDELITY FUND

Certificate number 56147
Fund Reference Number 10/0032

Certificate

Date Issued: 11 May 2011

This Certificate is not underwritten by the ACT Government nor by the Master Builders Association (ACT)

This Certificate applies to one dwelling only.

The contract price, or value of the work, is: \$270,000.

The builder's *estimated* construction period is from: 23 May 2011 to 30 October 2011.

Variations of up to 10% of the contract price are automatically included.

This Certificate is issued subject to the requirements of the **ACT Building Act 2004** and section 91, and in accordance with the terms and conditions set out in the Master Builders Fidelity Fund Trust Deed.

Builder's Name: **Best Built Pty Ltd**

Builder's Licence No: **2010654**

Block: **1** Section: **28** Unit: **n/a** Suburb: **Casey**

Residential Address: **9 Ruth Dobson Street**

Type of project, (ie speculative, contract or project management): **speculative**

For the construction of: **project house, standard specifications, single storey**

Special conditions: **n/a**

Name of Owner(s): **Hoitink Constructions Pty Ltd as trustee for Hoitink Discretionary Trust**

Instructions to Builder:

This original certificate **MUST** be given to the home owner. Please photocopy for building approval purposes and for your records.

For variations in excess of 10% of the contract price, contact the Master Builders Fidelity Fund Manager on (02) 6175 5995.

Signature: _____

(For and on behalf of the Master Builders Fidelity Fund)

This certificate is issued by the Master Builders Fidelity Fund and any enquiries regarding claims against this certificate must be directed to the Master Builders Fidelity Fund c/- MBA - ACT at 1 Iron Knob Street, Fyshwick ACT 2609, telephone (02) 6280 9119.

Please read the important information overleaf regarding this Certificate.

10/0032

OUR REF : CB867

YOUR REF :

REPLY TO : ANDREW SPAIN

DATE: 24 JUNE 2011



ACN 096 035 504

Adam Hoytink
43 Ronald Walker Street
CASEY A.C.T. 2913

Survey Report

Re: Identification Survey

Further to your instruction, we advise that a partial survey for identification purposes only has been made on the following property.

Land situated in the Australian Capital Territory, Division of CASEY, District of Gungahlin, being Block 1, Section 28 in Deposited Plan 10639. The subject lot has a frontage to Ruth Dobson Street and Shedden Street and comprises an area of 528 metres squared or thereabouts as shown red on the Survey Report Plan attached.

We find standing entirely within the boundaries of the land a brick residence in the course of construction. The dimensions from the building to the boundary are as shown on the survey report plan attached.

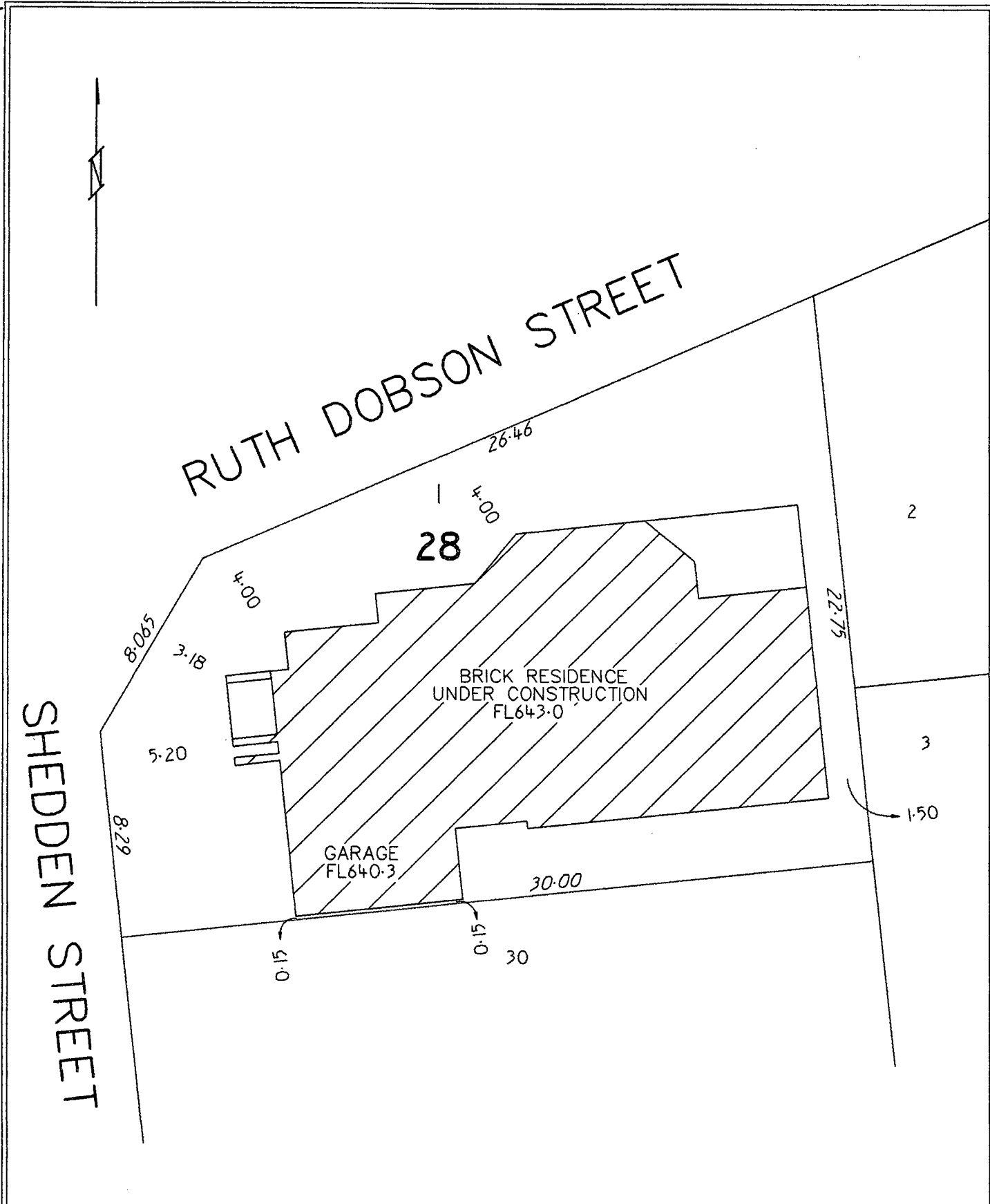
Deposited Plan 10639 shows no easements.

The AHD reduced level for the finished slab is shown on the Survey Report Plan attached.

Yours faithfully
Kleven Spain
Canberra Office

A handwritten signature in black ink that reads 'Andrew Spain'.

Per: Andrew B. Spain
Registered Surveyor



SURVEY REPORT PLAN



ACN 096 035 504
 2/1 FISHER SQUARE, FISHER ACT 2611
 (PO BOX 3977) WESTON CREEK, ACT 2811
 TEL: 02 6287 3096 FAX: 02 6287 3590
 EMAIL: klevenspain@btgpond.com

This survey is for identification purposes only and is current as at the date of survey. The survey is only valid in relation to the subject contract with ADAM HOITINK. No responsibility will be taken by the surveyor or this company for future use of this report by other parties or uses other than as intended.

I, ANDREW BLAIR SPAIN a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Surveyor-General) Practiced Directions 2010 No. 2

Signature *Andrew Spain*

PAGE 2 OF 2
This plan should only be used in conjunction with the other pages associated with this report.

OUR REF: CB867
 DATE: 24 JUNE 2011
 REPLY TO: ANDREW SPAIN
 SCALE: 1:200
 DIMENSIONS ARE SHOWN IN METRES



ACT
Government

Environment and
Sustainable Development

Certificate of Occupancy and Use

Certificate No.: **B20117481C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.actpla.act.gov.au

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	28	CASEY	GUNGAHLIN	Australian Capital Territory

Plans
B20117481/A
B20117481/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	New Standard	DA EXEMPT-RESIDENCE		NA		B20117481N1	BEST BUILT PTY LTD
10a	New	DA EXEMPT-GARAGE		NA		B20117481N1	BEST BUILT PTY LTD

Comments

Important Note:

--

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.

2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

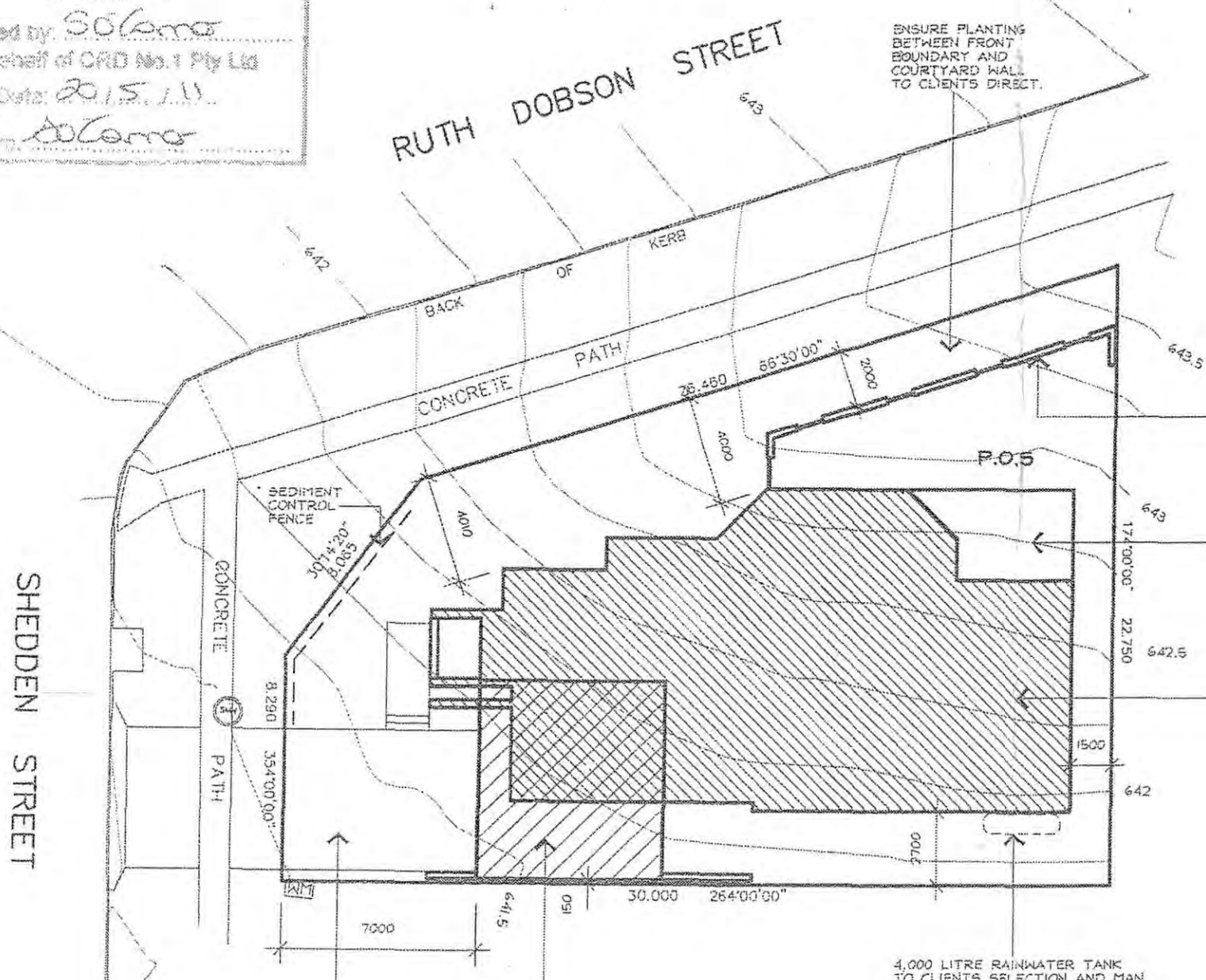
Issued by: Anna Gianakis

Issued on: 21/12/2011

Delegate of the ACT Construction
Occupations Registrar.

BCA OCCUPANCY CLASS
1a 10a
BCA TYPE OF
CONSTRUCTION N/A

CASEY 1
Reviewed by: *SOLAMA*
on behalf of CRD No. 1 Pty Ltd
Date: 20.15.11
Signed: *SOLAMA*



VERGE PROTECTION
During the project, all existing verge grass cover must be retained in it's pre-existing condition. Watering may be required to retain grass and trees in good condition.
No construction material is to be stored on verges or public open spaces.
No carparking or equipment parking permitted on verges or adjacent parkland.
All trees located in the road reserve, verge, public open space and on unleased Territory land, are to be retained & remain undamaged.
Site sheds, storage sheds, site amenities or billboards are not to be erected on verges or Public Open Spaces.

BUILDING APPROVAL
- 3 JUL 2011
Issue Date
Issued under s.28 of the Building Act 2004
Stephen Monkhouse
SLMS
Certifier Lic. # 2007858

PROPOSED COURTYARD WALL
RL 642.9

PROPOSED ALFRESCO
RL 642.9

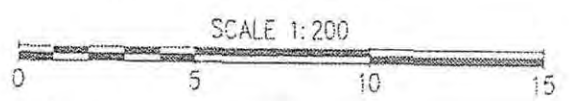
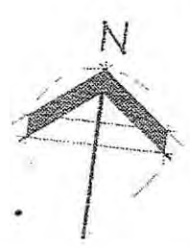
ACT HOUSE ENERGY RATING SCHEME
PROPOSED RESIDENCE
62m² - 6 stars
17 MAY 2011
ANTHONY BULLOCK

BUILDING NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS
ALL BUILDING WORK TO COMPLY WITH B.C.A & RELEVANT SUPPLEMENTS
ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS
ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK
INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3876
ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER
MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQ'D TO AS1684, BCA AND AUSTRALIAN STANDARDS
GROUND LINES ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE
ANY DISCREPANCY FOUND IN THE AREAS, DIM'S, ETC, ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION

Plan No: B20117481

11 JUL 2011

AREAS	
BLOCK AREA:	528m ²
GARAGE:	43.0m ²
RESIDENCE:	197.0m ²
TOTAL GFA:	246.0m ²
ALFRESCO:	16.0m ²
MIN. P.O.S REQ'D:	256.8m ²
P.O.S:	308m ²
PLOT RATIO:	46.6%

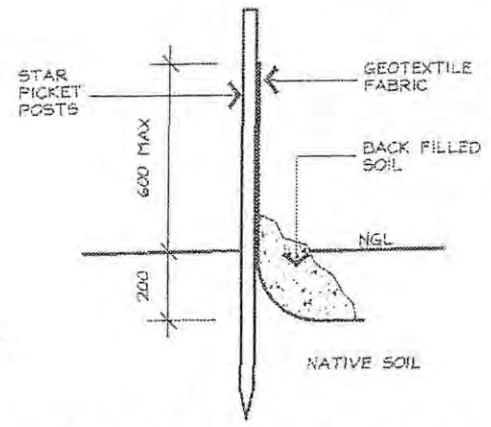


SITE PLAN
1:200
BLOCK: 1
SECTION: 28
CASEY

LANDSCAPING:
• 50% OF THE REQUIRED BLOCK OPEN SPACE IS TO BE PROVIDED AS SOFT LANDSCAPING - ALL TO CLIENTS DIRECTION

WASTE MANAGEMENT
• Ensure that the development complies with Territory and Municipal Services stating that waste facilities and management associated with development are in accordance with the Development Control Code for Best Practice Waste Management in the ACT 1999

4,000 LITRE RAINWATER TANK TO CLIENTS SELECTION AND MAN. SPEC. - CONNECT TANK TO MAINS WATER SUPPLY FOR TOPPING UP. ENSURE ATLEAST 1 TOILET AND THE WASHING MACHINE COLD WATER AND ALL EXTERNAL TAPS TO BE CONNECTED TO TANK ATLEAST 50% OF ROOF SURFACE TO DRAIN TO RAINWATER TANK



SEDIMENT CONTROL DETAIL

EROSION AND SEDIMENT CONTROL
• Ensure that the development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007

AKDESIGN
ARCHITECTURAL DRAFTING
Alex Kwong
35 Marungui Avenue Ngundawal ACT 2913
MOBILE: 0414 227 079
EMAIL: akdesign@ozemail.com.au

PROPOSED RESIDENCE

BLOCK:	1
SECTION:	28 CASEY
CLIENT:	HOITINK CONSTRUCTIONS
DWN:	A.KWONG
SCALE:	1:200
DATE:	11/5/11
DWG No.:	1123
SHEET:	1 OF 5

BCA OCCUPANCY CLASS
19 10a
BCA TYPE OF
CONSTRUCTION N/A

- Lighting to comply with clause 3.12.5.5 of the 2010 BCA
- Water heater in a hot water supply system to comply with clause 3.12.5.6 of the BCA
- All insulation details as per attached 2nd Generation EER

Plan No: B20117481

11 JUL 2011

RECEIVED

ACT Planning & Land Authority

CASEY 1

Reviewed by: *Solomon*
on behalf of CRD No. 1 Pty Ltd
Date: 20.5.11
Signature: *Solomon*

BUILDING APPROVAL

- 3 JUL 2011

Issue Date

Issued under s.28 of the Building Act 2004

Stephen Monkhouse

SLL6

Certifier Lic. # 2007858

ACT HOUSE ENERGY RATING SCHEME
16km 6 stars
17 MAY 2011
ANTHONY BUCK

AKDESIGN
ARCHITECTURAL DRAFTING

Alex Kwong
35 Marungul Avenue Ngunnawal ACT 2913
MOBILE: 0414 227 079
EMAIL: akdesign@ozemail.com.au

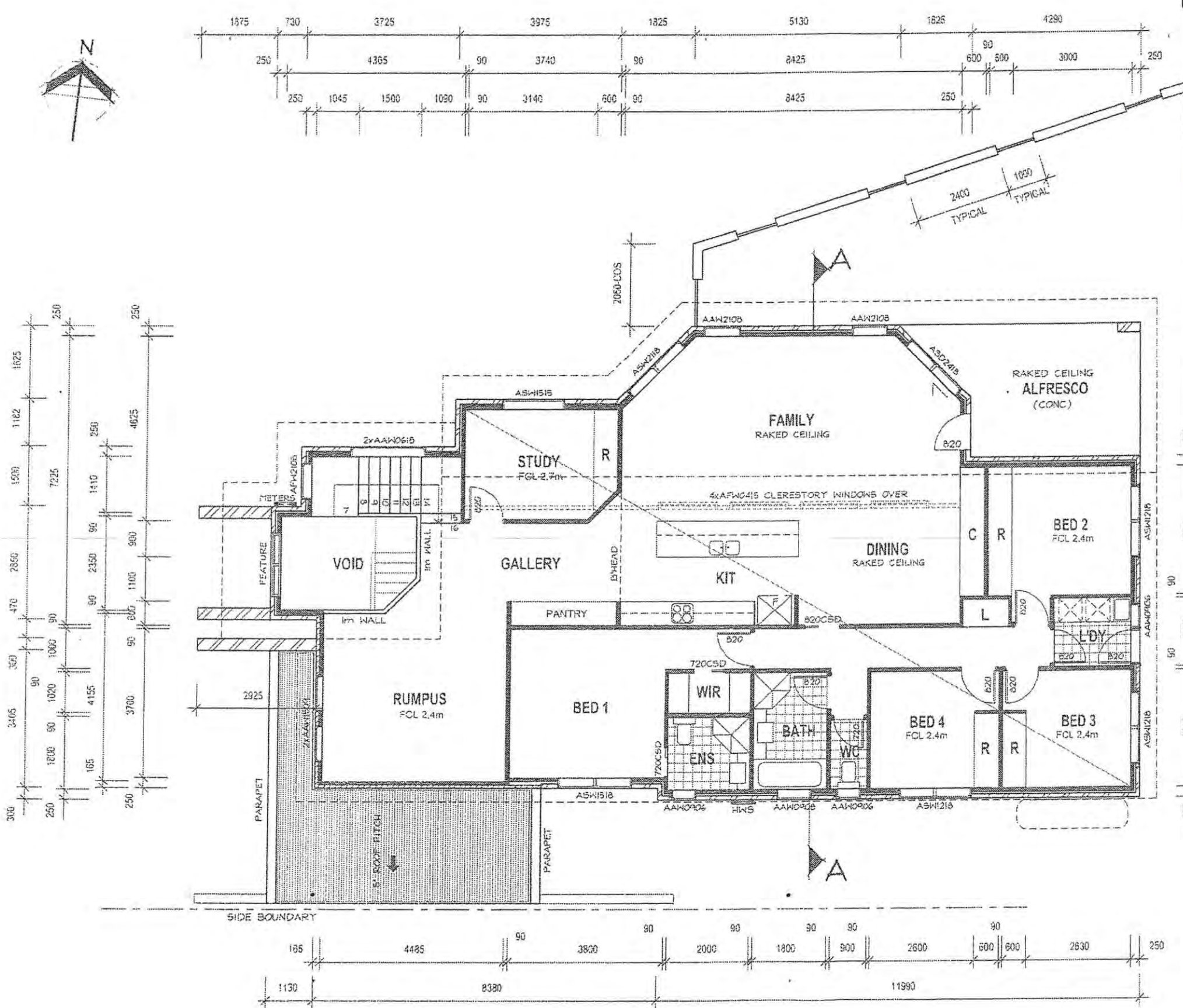
PROPOSED RESIDENCE

BLOCK: 1
SECTION: 28 CASEY
CLIENT: HOITINK CONSTRUCTIONS

DWN: A.KWONG

SCALE: 1:100 DATE: 11/5/11

DWG No.: 1123 SHEET: 2 OF 5



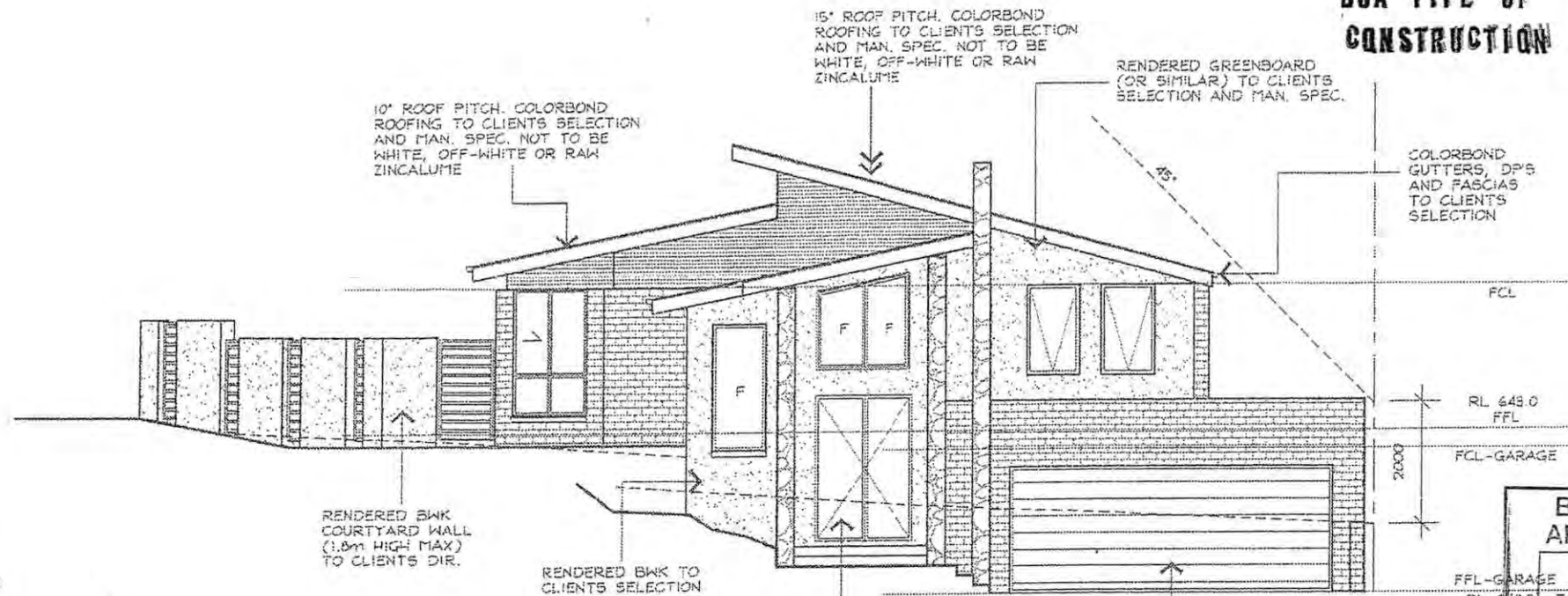
FLOOR PLAN

ENSURE ALL MATERIALS WITHIN 900mm OF SIDE BOUNDARY TO BE 1hr FIRE-RATED TO BCA

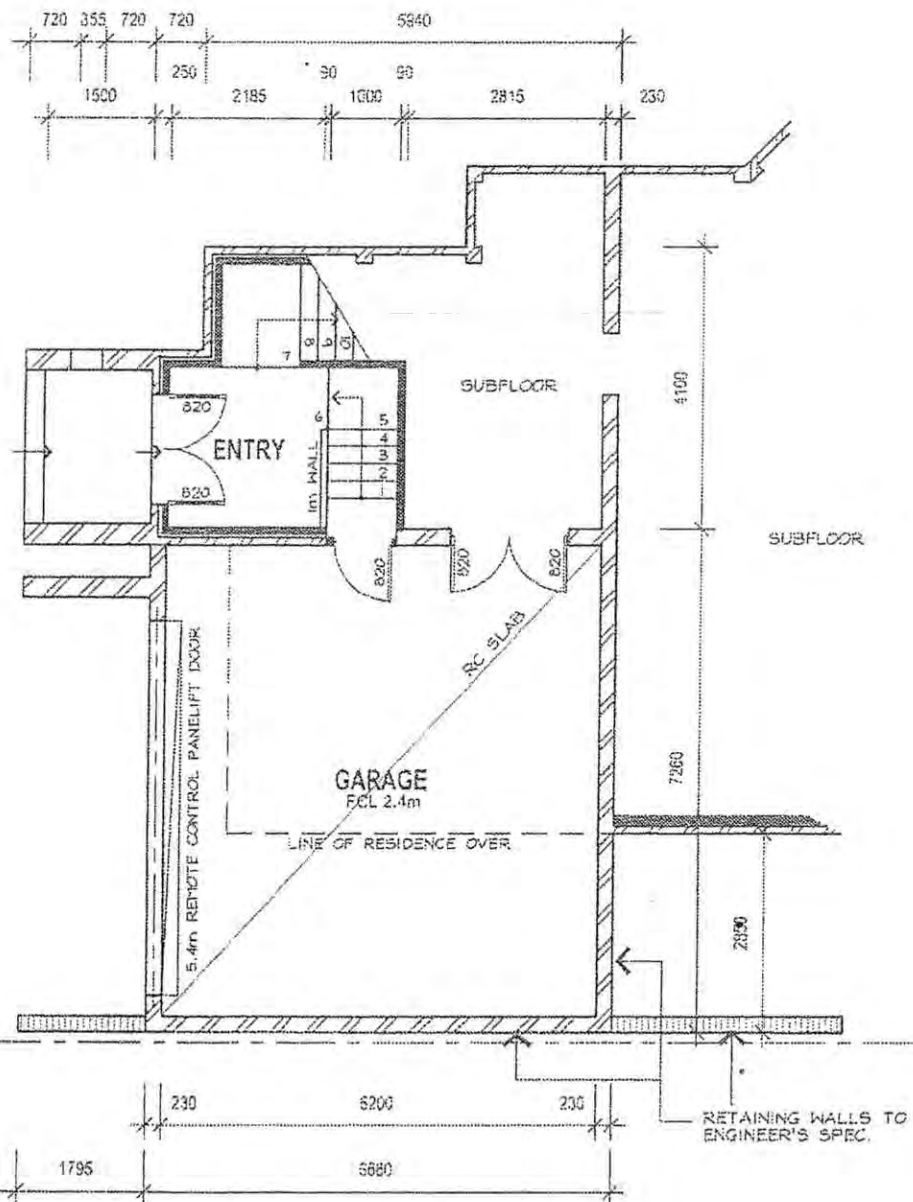
BCA OCCUPANCY CLASS

BCA TYPE OF CONSTRUCTION

1-10
N/A



WEST (STREET) ELEVATION



GARAGE FLOOR PLAN

BUILDING APPROVAL
 3 JUL 2011
 Issue Date
 Issued under s.28 of the Building Act 2004
 Stephen Monkhouse
 Certifier Lic. # 2007858

Plan No: B20117481
 11 JUL 2011
 RECEIVED
 ACT Planning & Land Authority

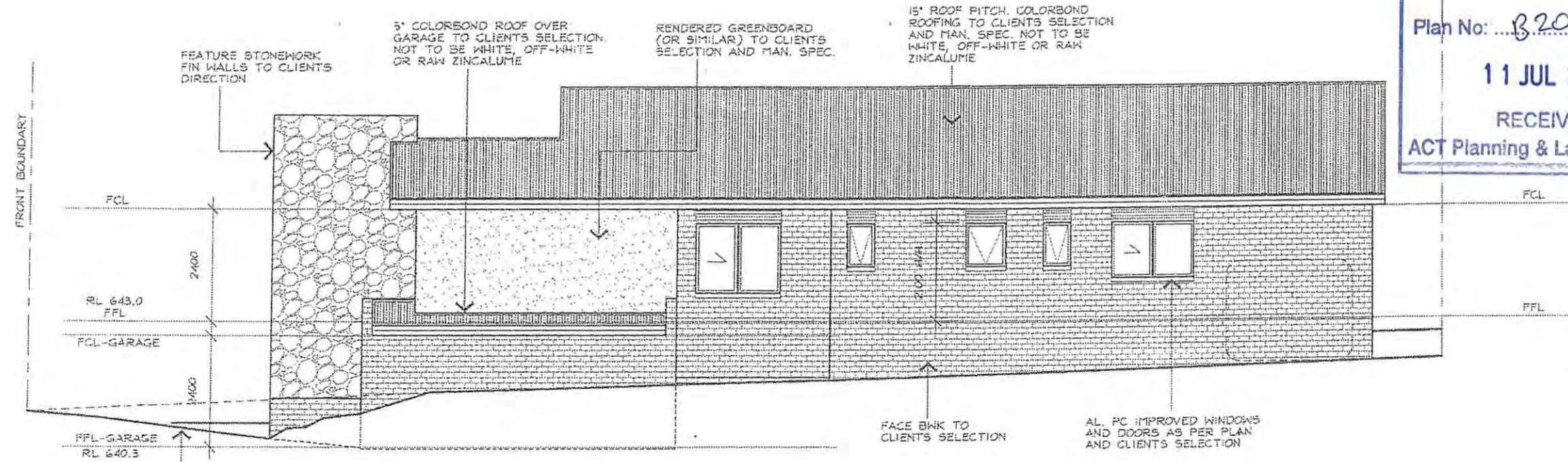
ACT HOUSE ENERGY RATING SCHEME
 16/5/11
 17 MAY 2011
 ANTHONY BURK

CASEY 1
 Reviewed by: Solomona
 on behalf of CRD No.1 Pty Ltd
 Date: 20.5.11
 Signature: Solomona

PROPOSED RESIDENCE
 BLOCK: 1
 SECTION: 28 CASEY
 CLIENT: HOITINK CONSTRUCTIONS
 DWN: A.KWONG
 SCALE: 1:100 DATE: 11/5/11
 DWG No.: 1123 SHEET: 3 OF 5

AKDESIGN
 ARCHITECTURAL DRAFTING
 Alex Kwong
 35 Marungui Avenue Ngunnawai ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

- * Lighting to comply with clause 3.12.5.5 of the 2010 BCA
 - * Water heater in a hot water supply system to comply with clause 3.12.5.6 of the BCA
 - * All insulation details as per attached 2nd Generation EER
- ALL ENGINEERING TBA



SOUTH ELEVATION

The driveway does not have an uphill grade more than 17% as measured from the kerb or a downhill grade of more than 12% as measured from the kerb.

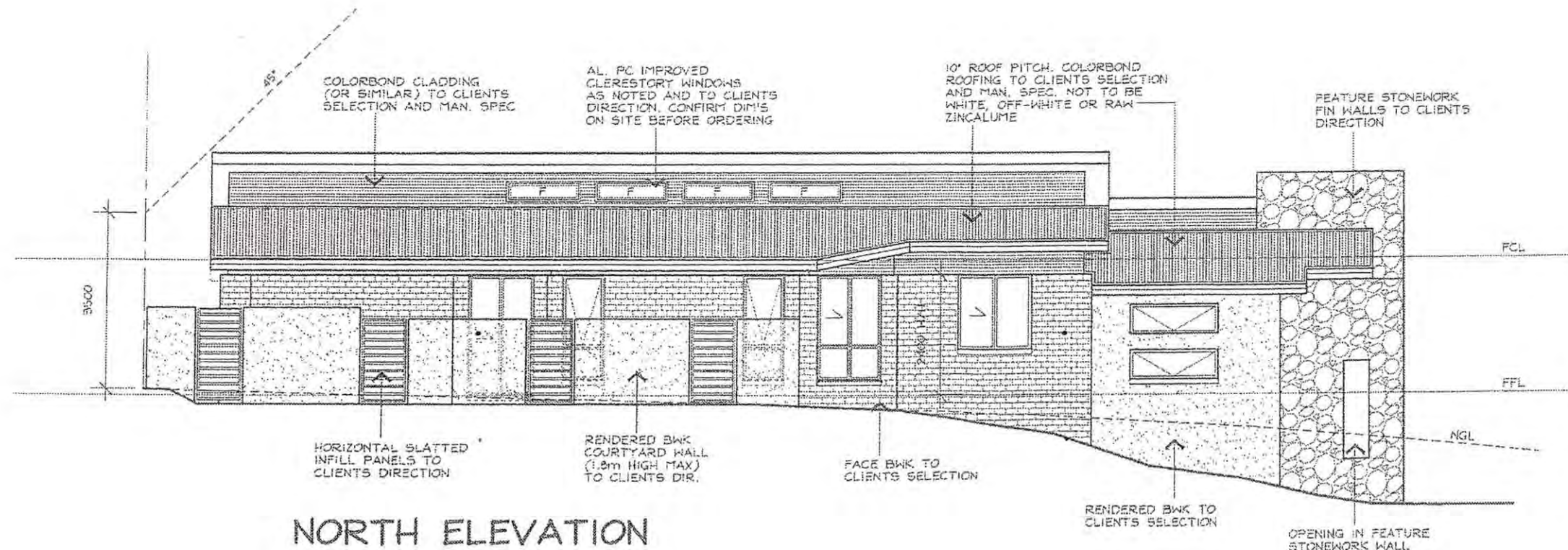
Plan No: B20117481
11 JUL 2011
 RECEIVED
 ACT Planning & Land Authority

BUILDING APPROVAL
 - 3 JUL 2011
 Issue Date
 Issued under s.28 of the Building Act 2004
 Stephen Monkhouse
 SLL 8
 Certifier Lic. # 2007858

BCA OCCUPANCY CLASS 1a 10a
 BCA TYPE OF CONSTRUCTION n/a

CASEY 1
 Reviewed by: Solomon
 on behalf of CRD No.1 Pty Ltd
 Date: 20/5/11
 Signature: Solomon

ACT HOUSE ENERGY RATING SCHEME
10/2 m. - 6 stars
 17 MAY 2011
 ANTHONY BLISS



NORTH ELEVATION

AKDESIGN
 ARCHITECTURAL DRAFTING
 Alex Kwong
 35 Marungul Avenue Ngungnul ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

PROPOSED RESIDENCE
 BLOCK: 1
 SECTION: 28 CASEY
 CLIENT: HOITINK CONSTRUCTIONS
 DWN: A.KWONG
 SCALE: 1:100 DATE: 11/5/11
 DWG No.: 1123 SHEET: 4 OF 5

BUILDING APPROVAL
 - 3 JUL 2011
 Issue Date
 Issued under s.28 of the Building Act 2004
 Stephen Monkhouse
 SLL 9
 Certifier Lic. # 2007858

BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS

ALL BUILDING WORK TO COMPLY WITH B.C.A & RELEVANT SUPPLEMENTS

ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS

ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK

INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS5676

ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQ'D TO AS1684, B.C.A AND AUSTRALIAN STANDARDS

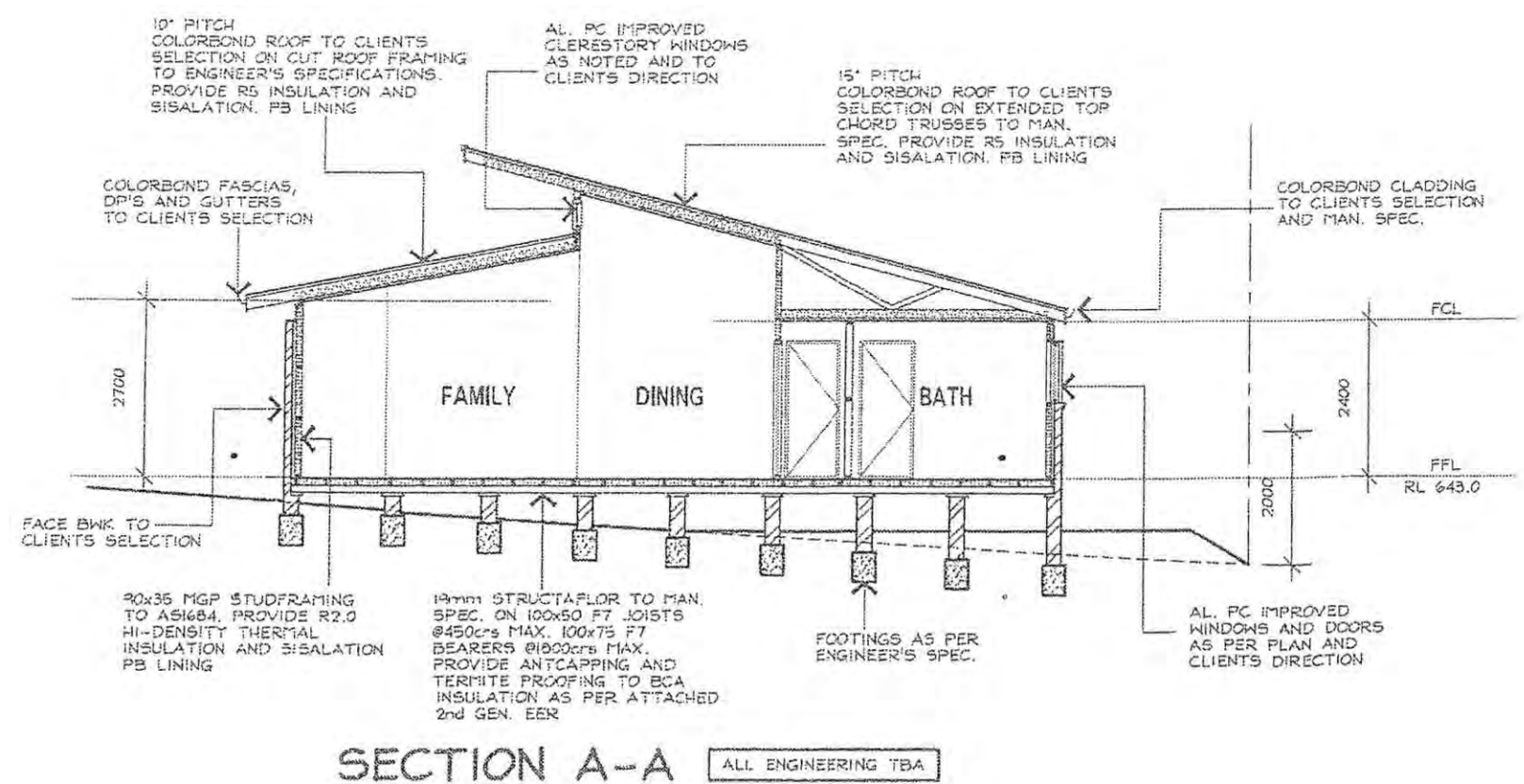
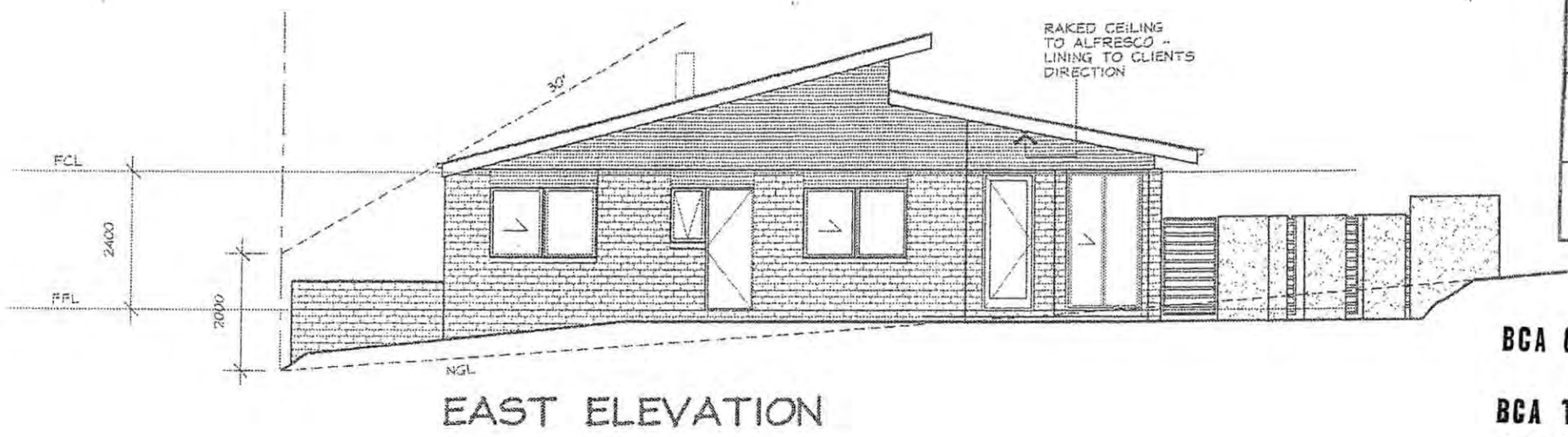
GROUND LINES ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE

ANY DISCREPANCY FOUND IN THE AREAS, DIM'S, ETC, ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION

BCA OCCUPANCY CLASS 1a 10a
 BCA TYPE OF CONSTRUCTION N/A

CASEY 1
 Reviewed by: *Solomon*
 on behalf of CRD No.1 Pty Ltd
 Date: 20.5.11
 Signature: *Solomon*

ACT HOUSE ENERGY RATING SCHEME
 6 stars
 17 MAY 2011
 AUTHORITY *[Signature]*



Plan No: B20117481
 11 JUL 2011
 RECEIVED
 ACT Planning & Land Authority

AKDESIGN
 ARCHITECTURAL DRAFTING
 Alex Kwong
 35 Marungul Avenue Ngunnawal ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

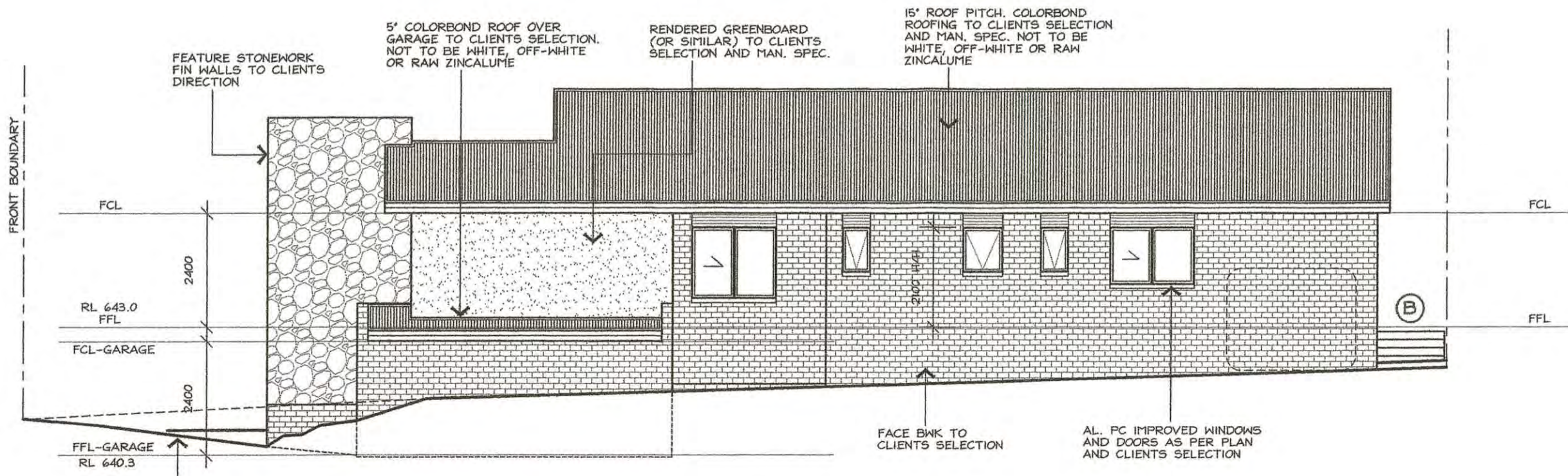
PROPOSED RESIDENCE

BLOCK: 1
 SECTION: 28 CASEY
 CLIENT: HOITINK CONSTRUCTIONS

DWN: A.KWONG

SCALE: 1:100 DATE: 11/5/11

DWG No.: 1123 SHEET: 5 OF 5



SOUTH ELEVATION

The driveway does not have an uphill grade more than 17% as measured from the kerb or a downhill grade of more than 12% as measured from the kerb

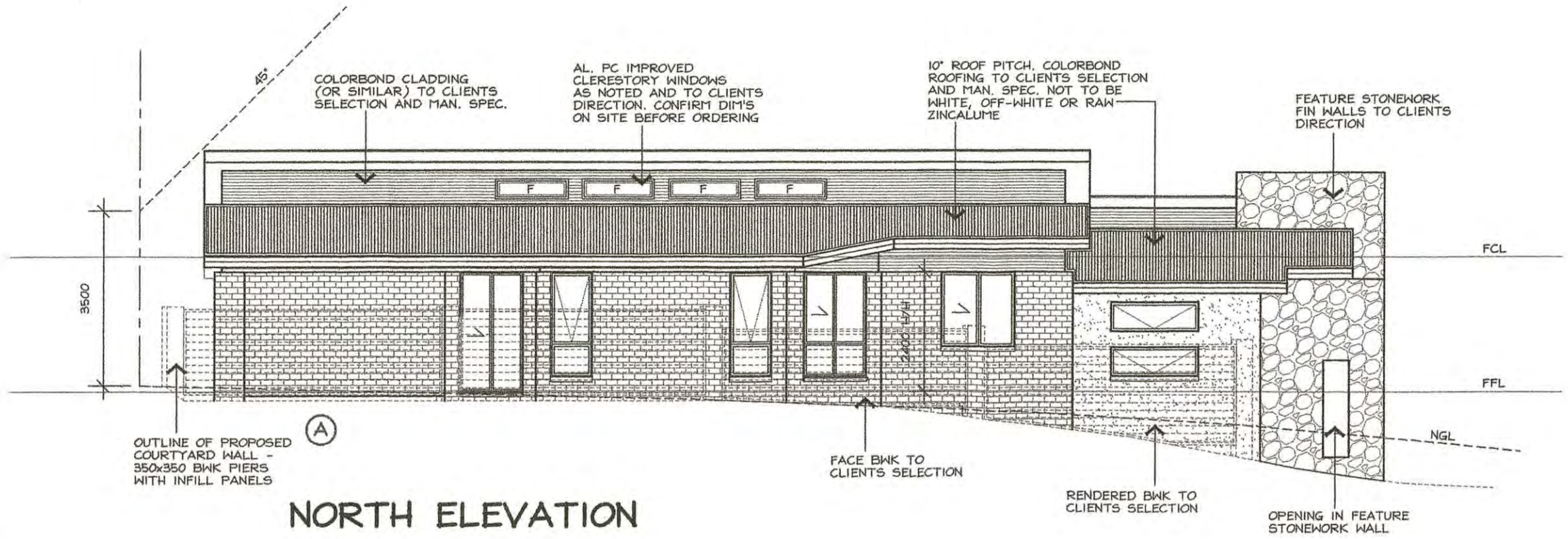
BUILDING APPROVAL
 14 DEC 2011
 Issue Date
 Amended under s.32 of the Building Act 2004
 Stephen Monkhouse
 SLL3
 Certifier Lic. # 2007858

Plan No:
 20 DEC 2011
 RECEIVED
 ACT Planning & Land Authority

ACT HOUSE ENERGY RATING SCHEME
 16/12/11
 17 MAY 2011
 ANTHONY BURRILL

AMENDMENTS DEC 2011







AKDESIGN
 ARCHITECTURAL DRAFTING
 Alex Kwong
 35 Marungul Avenue Ngunnawal ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au



NORTH ELEVATION

PROPOSED RESIDENCE
 BLOCK: 1
 SECTION: 28 CASEY
 CLIENT: HOITINK CONSTRUCTIONS
 DWN: A.KWONG
 SCALE: 1:100
 DATE: 1/12/11
 DWG No.: 1123
 SHEET: 4 OF 5

HYDRAULICS LEGEND WHERE APPLICABLE

- PROPOSED WATER SERVICE (COLD WATER)
- PROPOSED WATER SERVICE (HOT WATER)
- PROPOSED WATER SERVICE (WARM WATER)
- EXISTING UPVC SEWER SERVICE
- PROPOSED UPVC SEWER SERVICE
- PROPOSED SANITARY PLUMBING
- EXISTING COLD WATER
- EXISTING HDPE SEWER SERVICE
- PROPOSED HDPE SEWER SERVICE
- - - PROPOSED STORMWATER SERVICE
- EXISTING HDPE GREASE LINE
- PROPOSED SANITARY VENT
- STORMWATER MAIN
- SEWER MAIN
-  20 DIAMETER STOPVALVE IN PATHBOX
-  PROPOSED 150 COLD WATER DROPPER
-  PROPOSED 150 HOT WATER DROPPER
- PROPOSED FIRE SERVICE
- NEW T135 DENOTES EXISTING TENANCY NUMBER
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED WALL
- PROPOSED BRICK WALL
-  SERVICE TYPE
SERVICE SIZE
DIRECTION OF FLOW
- x-x- EXISTING SERVICE TO BE ABANDONED
- EX S EXISTING SEWER SERVICE
- EX W EXISTING WATER SERVICE
- EX G EXISTING GAS SERVICE
- S PROPOSED SEWER SERVICE
- SW PROPOSED WATER SERVICE
- W PROPOSED WATER SERVICE
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

PLAN OF HYDRAULIC SERVICES

DRAINAGE PLAN No 120373

OWNER HOITINK

BLOCK 1 SECTION 28 CASEY

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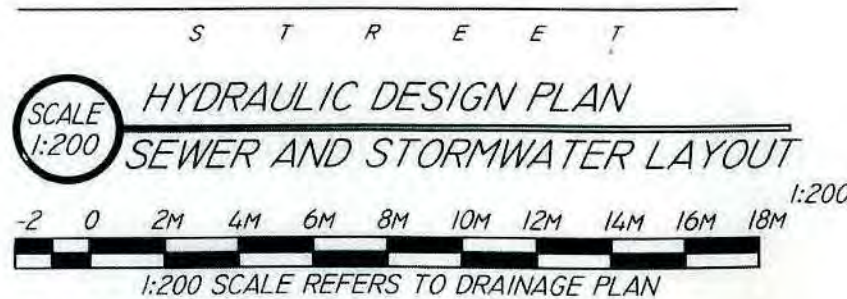
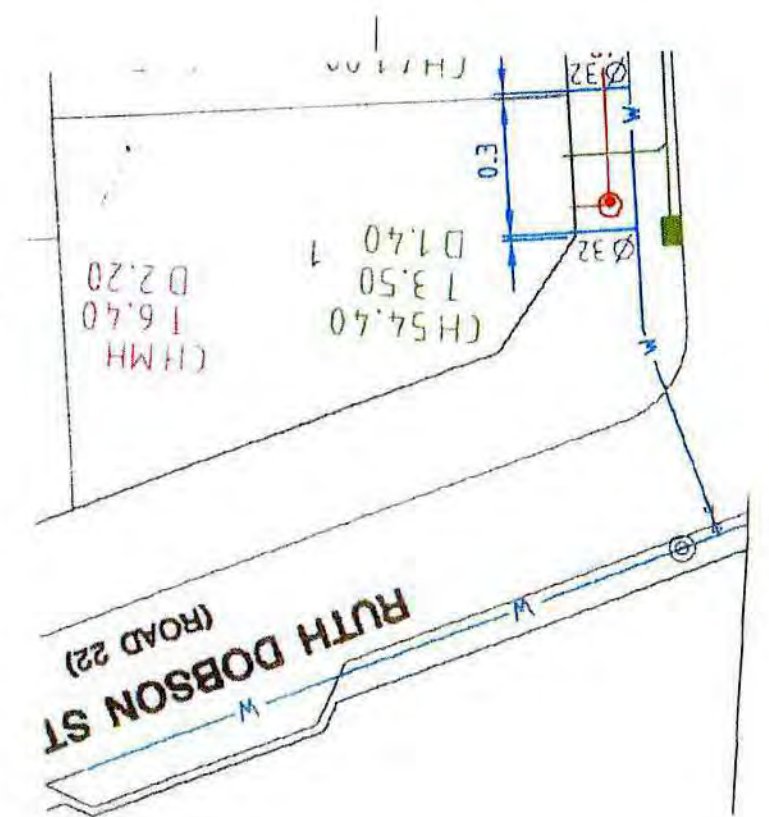
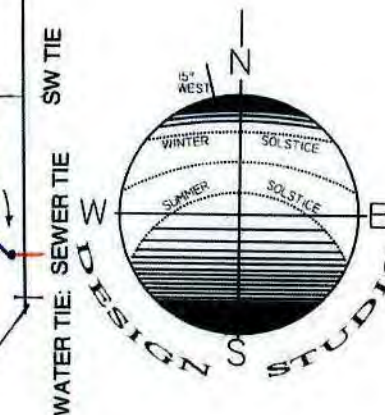
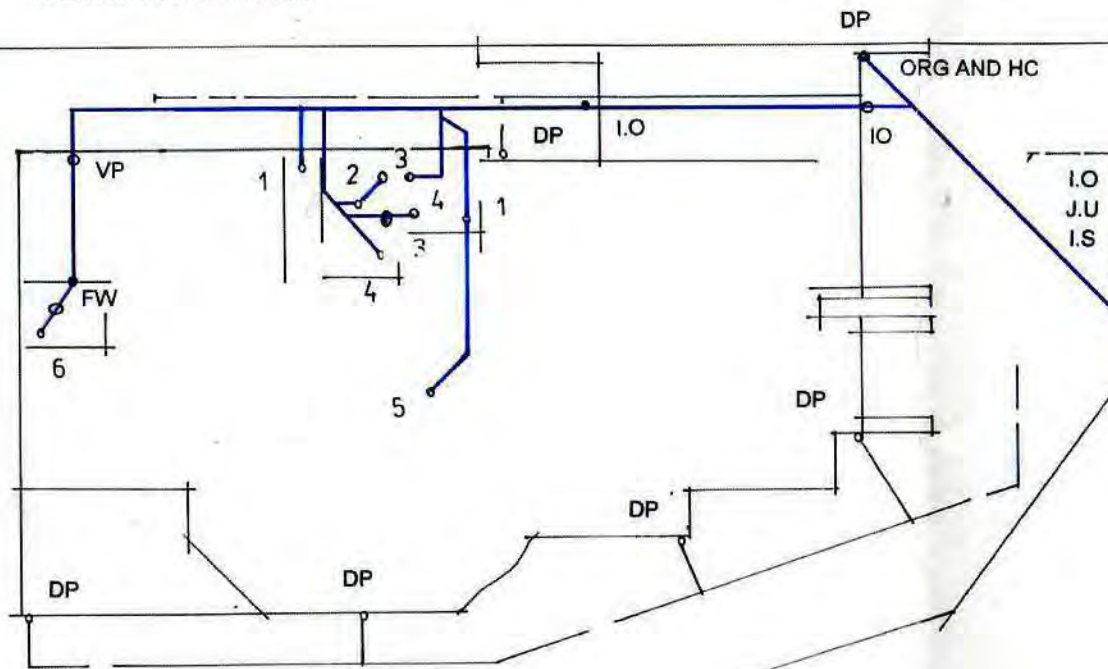
REFERENCES			FIXTURES				
V.C.P	VITRIFIED CLAY PIPE	D.T	DISCONNECTOR TRAP	T.D.	TUNDISH	1. WATER CLOSET (2)	7. URINAL (0)
S.V.P	SOIL VENT PIPE	I.O	INSPECTION OPENING	G.T	GULLY TRAP	2. BATH (1)	8. CLN'S SINK (0)
U.P.V.C	UNPLASTICISED POLYVINYL CHLORIDE	E.J	EXPANSION JOINT	V.P.	VENT PIPE	3. BASIN (2)	9. BIDET (0)
D.I.C.L	DUCTILE IRON CEMENT LINED	W.S	WATER SERVICE	F.W.	FLOOR WASTE	4. SHOWER (2)	11. DISHWASHER (0)
O.R.G	OVERFLOW RELIEF GULLY	I.S	INSPECTION SHAFT	J.U.	JUMP UP	5. SINK (1)	13. WASHER (0)
F.G.L	FINISHED GROUND LEVEL	H.C	HOSECOCK	E.V.	EDUCT VENT	6. LAUNDRY TUB (1)	15. COOKING OVEN (0)
		F.F.L	FINISHED FLOOR LEVEL	S.T	SILT TRAP		
		S.V	STOPVALVE	B.T.	BUCKET TRAP		

ALL WORK TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS. THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH A.S 3500, NATIONAL PLUMBING AND DRAINAGE CODE. ORG TO BE A HEIGHT OF 150mm BELOW LOWEST FIXTURE TO BE DRAINED & A MINIMUM 75mm ABOVE F.G.L.(50mm IN PAVED AREAS, GRADED FROM O.R.G.)

WAE 17 10 2011

ORG TO BE CHARGED BY HOSE COCK.

Watertank refer lease details



SHEET 1 OF 1

- NOTES
- ALL NEW SEWER DRAINS ARE 100Ø UPVC UNLESS NOTED.
 - ALL NEW SW IS 90Ø PVC EXCEPT 100Ø LINE FROM TIE TO FIRST JUNCTION & UNDER SLABS.

S Howard. 16.11.11

SW NOTE: PROVIDE 100 DIAMETER PIPE TO THE FIRST JUNCTION AND UNDER BUILDINGS UNLESS NOTED OTHERWISE. GREASE LINES SHOWN IN ORANGE LINES. PROPOSED WASTE PLUMBING SHOWN IN YELLOW LINES. PROPOSED SOIL AND DRAINS TO BE LAID SHOWN IN BLUE LINES. DRAINS DELETED SHOWN BY RED "X". EXISTING DRAINS SHOWN IN GREEN LINES. PROVIDE INSPECTION OPENINGS ON EACH WC BRANCH OF INTERVALS OF NOT MORE THAN 30m SPACED EQUIDISTANT IMMEDIATELY UP & DOWNSTREAM OF ALL JUMP UPS. VITRIFIED CLAY PIPES TO BE IN ACCORDANCE WITH AS1693 & AS A164. UPVC PIPES TO BE IN ACCORDANCE WITH AS1280. PROVIDE FIRE STOP COLLARS TO ALL UPVC PENETRATIONS OF FIRE RATED FLOORS AND WALLS. THIS BASE DRAINAGE PLAN REMAINS THE PROPERTY OF THE ARCHITECTURAL DESIGN STUDIO & IS NOT TO BE COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANTHONY BURR. WHILE EVERY PRECAUTION IS TAKEN TO ENSURE THE ACCURACY OF THE NOTES &/OR DRAWINGS NO RESPONSIBILITY &/OR LIABILITY WILL BE ACCEPTED FOR ANY ERRORS &/OR OMISSIONS IN THE TEXT &/OR DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES & THE SUITABILITY OF THE DESIGN PRIOR TO COMMENCING CONSTRUCTION. CHECK POSITION OF TIE PRIOR TO COMMENCING CONSTRUCTION. INSPECTION SHAFT TO BE LOCATED AT THE PROPERTY BOUNDARY IS TO BE RAISED TO GROUND LEVEL IN ACCORDANCE WITH PLUMBING NOTE 3.

 SERVICE TIE/EXISTING HYDRAULICS
DO NOT SCALE. USE WRITTEN DIMENSIONS



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Project: 2011/17916 Scale: 1:200 Design by Anthony Burr