

47 Enid Lorimer Circuit Chisholm

Report Prepared: 22 May 2014



Portfolio includes:

- Property Report
- Compliance Report
- Timber Pest Report
- Energy Rating
- EER Fact Sheet
- Insurance Certificate
- Invoice
- Building File



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IMPORTANT INFORMATION RELATING TO THIS REPORT



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It is important that you carefully read the complete report including the "Scope and Limitations" section before you make any critical decisions that may be influenced by this document.

Significant structural defects or maintenance items that have a substantial cost associated with repairs, or where in our opinion may have an influence on the decision to purchase the property, are documented in this report.

Where reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, it is important to note that we are not experts in this area and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made. Any cracking reported should be monitored for further movement. Superficial or hairline cracks that we consider to have no immediate structural implications will not be identified.

Please refer to the Compliance Report to ensure that you identify any unapproved or non-compliant structures or alterations.

PROPERTY DETAILS

Inspection Date	22 May 2014
Our Reference	9755
Client	Jane Pedersen and Jeff Pedersen
Property	47 Enid Lorimer Circuit, Chisholm
Block Number	10
Section Number	2
Gross Living Area Sqm	Approximately 140.00
Weather Conditions	Fine

REPORT SUMMARY

IMPORTANT NOTE FOR THE READER

This report is intended to be read in its entirety. Please read the full document including detailed inspection information and the Scope & Limitations of Report before reaching any conclusions regarding the condition of the property. If there are any discrepancies between the "Report Summary" and the Detailed Report, the detailed report information should be relied upon.

Having completed a visual inspection and assessment of the dwelling on the subject property it is our opinion that:

- the dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
- our inspection of the property and review of the building file provided by the Department of Environment & Sustainable Development did not reveal any unapproved structures or alterations or structures requiring development approval - please refer to the Compliance Report for details
- there was no evidence of termite activity found at the time of our inspection
- there are maintenance items that are detailed in this report, please read the entire report carefully

DESCRIPTION OF PROPERTY

Development Summary

- free standing dwelling
- one level
- four bedrooms
- one bathroom and one ensuite
- separate toilet
- laundry located in the garage
- living room
- dining room
- kitchen and family area

Furniture

Where a property is furnished at the time of inspection, furnishings, floor coverings, window treatments and stored goods may be concealing some defects.

- the dwelling was unfurnished at the time of the inspection

Roofing

- timber truss construction
- concrete tile roof covering

Exterior Walls

- brick veneer construction

Flooring

- concrete slab construction

Motor Vehicle Accommodation

- garage

Summary of Structures, Additions and Alterations noted on the Compliance Report

Document numbers are noted where applicable, please refer to the Compliance Report for full details.

- brick veneer residence - 67537
- double garage & roofline extension - 67537/A
- pergola & alterations to residence - 021733 /A
- pergola with roof and patio - B20123446/A
- cubby house
- retaining walls

PROPERTY ACCESS

Restricted access caused by stored goods, furnishings, window treatments, security devices, vegetation, duct work, confined spaces, insulation and other impediments will limit the scope of this inspection.

- interior - access is acceptable
- subfloor - there is no subfloor, the dwelling is constructed on a concrete slab
- roof cavity - access was restricted by;
 - low clearances
 - insulation covering the ceiling framing
 - duct work
- external structures - our inspection of external structures is restricted by;
 - garden overgrowth restricted access to some structures



Roof Cavity

SCOPE OF OUR INSPECTION

This report is written with reference to Australian Standard AS 4349.0-2007 Inspection of Buildings (General requirements) and AS 4349.1-2007 Inspection of Buildings (Pre-purchase inspections - Residential Buildings) and is the result of a VISUAL INSPECTION ONLY – It is intended to be read as a whole.

The report is not designed to quantify features of the property; rather it is our role to conduct a thorough visual inspection and report only on areas of concern and identify critical defects or faults for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

When reading this report, the age of the building needs to be taken into consideration. Some items may not have been detailed, as they are considered a normal occurrence or general wear and tear for a building of this age. Electrical appliances and utilities such as water reticulation, electrical wiring or gas installations, swimming pool and spa equipment were not tested. Qualified technicians should be consulted in regard to these items. Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults will not be detailed.

The following extracts from the Australian Standard AS 4349.1-2007 should assist the reader to understand how we have approached the inspection and define the general focus of the report:

2.3.1 GENERAL The inspection shall comprise 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.

4.1 GENERAL It is necessary to inspect each of the areas and items set out in Section 3; however, it is not necessary to report on each one. An inspector may choose to report only on an 'exceptions basis', i.e., listing only defects, rather than also reporting items that are in acceptable condition.

PROPERTY REPORT

STANDARD INDICATORS

The Property Inspector uses the following terms when describing the standard of a building or a particular item being scrutinised. They are:

No Significant Defects have been Detected/Good

The feature or area subject to comment is, in the inspector's opinion, of sufficient standard to not require any significant remedial action. There may be minor imperfections in the finish or the structure.

Minor Defects have been Detected/Fair

The feature or area subject to comment is, in the inspector's opinion, usable but has deteriorated and would benefit from remedial or repair work. For instance, painting may be required, render may require patching, and door or window fittings may require adjustment or repair.

Defects have been Detected/Poor

The feature or area subject to comment, in the inspector's opinion, requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary.

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. For example, the features and finishes considered "good" in a 50 year old building are not necessarily going to be so in a modern dwelling.

WHAT OUR INSPECTOR EXAMINES

To provide relevance and value for the reader, we have at the end of this report included a summary showing aspects that are considered during our inspection. We recommend that you read this information very carefully to gain perspective about the detail of our examination. Comment on many items will only be provided in the event of an adverse finding that may have an influence on any decisions relating to the value of the property. The inspector did not move or remove any ceilings, wall coverings, floor coverings, furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishing or household items may be concealing defects.



FOR THE READER'S INFORMATION:

We are aware that many comments made throughout this report are repetitive. However, this is designed to inform the reader that the elements commented on have been inspected.

INTERIOR

Entrance

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- walls - good
- architraves and skirting boards - good
- doors and windows internal - good
- hardware, fixtures and fittings - good

Master Bedroom

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
- hardware, fixtures and fittings - good

Bedroom Two

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
- hardware, fixtures and fittings - good

Bedroom Three

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
 - the entrance door is binding with the frame - adjustment is required
- hardware, fixtures and fittings - good

Bedroom Four

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
 - the entrance door is binding with the frame - adjustment is required
- hardware, fixtures and fittings - good

Hallway

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- hardware, fixtures and fittings - good
- doors and windows internal - good
 - the entrance door is binding with the frame - adjustment is required

Ensuite

Overall condition: minor defects have been identified

- ceilings and cornices - good
- walls - good
- architraves and skirting boards - good
- doors and windows internal - good
- vanity/hand basin - good
- shower screen - good
- toilet suite - good
 - dual flush vitreous china cistern
- ventilation - good
 - ventilation is provided by a ceiling mounted exhaust fan
- water leakage -
 - no water leakage was detected
- wall tiles - good
 - some areas of the wall tile grouting require minor repairs
- floor tiles - fair
 - there are some cracked floor tiles near the toilet
 - there are some chipped floor tiles
- fit-out - good
- hardware, fixtures and fittings - good

Bathroom

Overall condition: minor defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
- vanity/hand basin - good
- shower screen - good
- bath - good
 - acrylic bath
- ventilation - good
 - ventilation is provided by a ceiling mounted exhaust fan
- water leakage -
 - no water leakage was detected
- wall tiles - good
 - there is a small area of the wall tiles that are drummy, drummy tiles are indicative of adhesion problems. Poorly adhered tiles may contribute to water leakage - eventually retiling will be required in shower
 - some areas of the wall tile grouting require minor repairs
- floor tiles - fair
 - there are some chipped floor tiles
 - there is a cracked floor tile near the door
 - some areas of the wall tile grouting require minor repairs
- fit-out - good
- hardware, fixtures and fittings - good

Toilet

Overall condition: minor defects have been identified

- ceilings and cornices - good
- walls - good
- doors and windows internal - good
 - the window glass is cracked
- architraves and skirting boards - good
- toilet suite - good
 - dual flush vitreous china cistern
- water leakage -
 - no water leakage was detected
- ventilation - good
 - there is no mechanical ventilation
- wall tiles - good
- floor tiles - good
- hardware, fixtures and fittings - good

Laundry in Garage

Overall condition: no significant defects have been identified

- walls - good
- laundry tub - good
 - stainless steel laundry tub
- water leakage -
 - no water leakage was detected
- wall tiles - good
- floor tiles - good
- hardware, fixtures and fittings - good
- ventilation - good

Kitchen and Family Area

Overall condition: minor defects have been identified

- ceilings and cornices - fair
 - the ceiling lining has been patched - further remedial action is required
 - there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal
- architraves and skirting boards - good
- walls - good
- wall tiles/splash-back - good
- doors and windows internal - good
- ventilation - fair
 - ventilation is provided by an externally ducted range hood - at our inspection it did not operate when the switch was activated
- kitchen fit-out - good
- hardware, fixtures and fittings - good

Dining Room

Overall condition: no significant defects have been identified

- ceilings and cornices - good
- architraves and skirting boards - good
- walls - good
- doors and windows internal - good
- hardware, fixtures and fittings - good

Living Room

Overall condition: minor defects have been identified

- ceilings and cornices - fair
 - there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal
 - cornice repairs
- architraves and skirting boards - fair
 - there is a section of the skirting boards missing
- walls - good
- doors and windows internal - good
- hardware, fixtures and fittings - good

Roof Cavity

Overall condition: no significant defects have been identified

- insulation -
 - the roof cavity is insulated with fibreglass batts
- sarking -
 - no sarking has been installed in the roof cavity
- roof construction -
 - timber truss construction

EXTERIOR

Roof Covering

Overall condition: no significant defects have been identified

- concrete tile roof covering

Gutters and Downpipes

Overall condition: no significant defects have been identified

- our inspection indicates that the gutters and downpipes are in functional condition however, it should be noted that gutters and downpipes will have a limited lifecycle. Gutters that are draining correctly and have been well maintained would be expected to last up to 30 years and in many cases longer
- gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions
- our inspection was completed from ground level only

Roof drainage is not tested during our inspection therefore it is not possible to determine the effectiveness of the roof drainage system under all conditions.

Eaves, Fascia and Barge Ends

Overall condition: minor defects have been identified

- some areas of the eaves require minor repairs to the corners of the fascia

Wall Construction Exterior

Overall condition: no significant defects have been identified

- brick construction
- our inspection did not identify any cracks in the exterior masonry that were considered to be structurally significant at the time of inspection. Cracking of masonry walls is very common, particularly with this regions volatile clay soils. Any cracks that were considered to have no structural implications at the time of inspection have not been individually identified

Doors and Windows External

Overall condition: no significant defects have been identified

Floor Construction

Overall condition: no significant defects have been identified

- concrete slab construction
- there is no evidence that the floor has any significant defects, floor coverings prohibit a visual inspection so it is possible that some minor defects may be concealed

Sub Floor

Overall condition: not applicable

- the building is constructed on a concrete slab, there is no sub floor

Driveway

Overall condition: minor defects have been identified

- there is some minor movement of the driveway paving

Paths and Paving

Overall condition: minor defects have been identified

- there is some cracking in the concrete pathways
- some paved areas have moved and subsided

Steps and Stairs External

Overall condition: no significant defects have been identified

- steps and stairs are generally in good condition

Retaining Walls

Overall condition: no significant defects have been identified

- retaining walls are generally in good condition
- the retaining walls have recently been painted - the condition of the mortar joints could not be determined

Fences and Gates

Overall condition: no significant defects have been identified

- our visual inspection did not detect any timber pest activity

Where the fence line is obscured by foliage, overgrowth and structures, evidence of timber pest activity or damage may be concealed.

Pergola

Overall condition: no significant defects have been identified

- pergola roof - good
- pergola frame - good
- structural integrity - good
- gutters and downpipes - good
 - gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions
 - it is important to note that roof drainage is not tested during our inspection, therefore it is not possible to determine the effectiveness of the roof drainage system under all conditions.

Balcony, Patio or Terrace

Overall condition: no significant defects have been identified

- floor paving - good
- wall - good
- balcony drainage - good

Garage

Overall condition: defects have been identified

- description
- the garage is under the roof line
- roof covering - poor
 - concrete tile roof covering
 - bedding and pointing repairs are required to gable end verges
 - there is a significant undulations to the roofline – prior to the inspection a Structural Engineer had been engaged and repairs have been conducted by a qualified builder
 - **Additional note:**
 - An Inspection Certificate of Structural Sufficiency from John Skurr Structural Engineer has been attached to the end of these reports. Repairs completed are noted on the Certificate**
- gutters and downpipes - good
 - our inspection indicates that the gutters and downpipes are in functional condition however, it should be noted that gutters and downpipes will have a limited lifecycle. Gutters that are draining correctly and have been well maintained would be expected to last up to 30 years and in many cases longer
 - gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions
- wall construction exterior - good
 - brick construction
- floor construction - good
 - concrete slab construction
- doors - good
 - one roller door has been fitted
- doors and windows external - poor
 - the laundry door is in poor condition and needs to be replaced with an external grade door

COMPLIANCE REPORT

A Residential Conveyancing File from Environment and Sustainable Development (ESDD) has been obtained to complete this Compliance Report. Documentation in this file may include: floor plans, site elevations, certificates of occupancy, file index, survey reports and drainage plans.

This report has been based on a thorough examination of the building file documents and a thorough visual inspection by our Company of this property. The report deals with matters of compliance from the plans and documentation provided by ESDD. Please note that where the detail on plans supplied by the ESDD has been compromised or is illegible, Residential Reports will not accept any liability for omissions or errors in our report. **PLEASE READ THE BUILDING FILES NOTATION** - in our Scope & Limitations Section.

DEVELOPMENT APPROVAL

If this report reveals structures or alterations that require Development Approval please note that approval may have been granted, however, documentation is not provided in the building file. The Environment and Sustainable Development Department or the owner may have further information.

UNAPPROVED STRUCTURES AND ALTERATIONS

If you are considering obtaining approval for any unapproved structures or alterations you will need to consult a Building Certifier. We recommend that you;

- Refer to our Resource Library at www.residentialreports.com.au
- Click on the link "Building Approvals" and consult a registered Certifier

Please note that Residential Reports Inspectors are not licensed Building Certifiers and accordingly cannot assist with Development Approval or the certification of unapproved structures and alterations.

Plan No. (if applicable)	Description	Date of Certificate of Occupancy	Approved	Comments
67537	brick veneer residence	16/01/1986	yes	
67537/A	double garage & roofline extension	12/11/1990	yes	the garage is approved however it is located over an easement
021733 /A	pergola & alterations to residence	14/05/2002	yes	site plans for plan number 021733 /A is missing from file approval is not required
B20123446/A	pergola with roof and patio	22/10/2012	yes	approval is not required
	cubby house		see comment	this structure is located on an easement
	retaining walls		see comment	approval is not required

Survey Reports	Date	Comments
Ellison & Head Pty Ltd	6/11/1990	the surveyor's report indicates that there are no encroachments onto this property nor by this property onto adjoining properties
John W Foxlee	9/07/1985	the surveyor's report indicates that there are no encroachments onto this property nor by this property onto adjoining properties

TIMBER PEST REPORT

This report is the result of a **VISUAL INSPECTION ONLY**. Inspection of the subject property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. The report is intended to be read as a whole, please read our detailed inspection information and the 'Scope & Limitations of Report' section, which includes a number of important disclaimers.

IMPORTANT NOTE - It is recommended that a full pest inspection be under-taken every 6-12 months. Regular inspections **DO NOT** prevent timber pest attack, they are designed to limit the amount of damage that may occur through early detection.

AREAS INSPECTED

Where applicable and where there is reasonable access, the following areas are examined during our Timber Pest inspection:

- Interior and exterior of structures
- Roof cavity
- Garage or carport
- Subfloor
- Retaining walls and garden borders
- Garden and storage sheds
- Structures, fences and trees within 30m of the building within the boundaries of the property
- Pergolas and decks

Access

Restricted access caused by stored goods, furnishings, window treatments, security devices, vegetation, duct work, confined spaces, insulation and other impediments will limit the scope of this inspection.

Please refer to **ACCESS INFORMATION** relating to this property at the beginning of the report

Furniture

- the dwelling was unfurnished at the time of the inspection

Where a property is furnished at the time of inspection, you will appreciate that the furnishings, floor coverings and stored goods may be concealing any evidence of Timber Pest Activity.

REPORT ON AREAS INSPECTED

Our visual inspection is undertaken to identify the following timber pests:

- Subterranean termite activity or damage
- Borer activity
- Wood decay (rot) fungi damage

For more information on timber pests please refer to the fact sheet at the end of this report.

IMPORTANT PLEASE NOTE

In ALL instances throughout this report the inspector is referring to accessible areas only. Areas that were not accessible at the time of inspection or were concealed from view are not covered by this report and inspection. No guarantee is given or implied that those areas are free of timber pest activity.

Dwelling

- our visual inspection did not detect any timber pest activity

Roof Cavity

- our visual inspection did not detect any timber pest activity

Sub-Floor

- the dwelling is built on a concrete slab, there is no sub floor

Garage/Carport

- our visual inspection did not detect any timber pest activity

Fence line

- our visual inspection did not detect any timber pest activity

Where the fence line is obscured by foliage, overgrowth and structures, evidence of timber pest activity or damage may be concealed.

Grounds, Retaining Walls, Garden Borders, Pergolas and Decks

- our visual inspection did not detect any timber pest activity
- evidence of wood decay (rot) fungi damage was sighted to the railway sleepers in contact with the ground

Outbuildings (garden sheds etc)

- our visual inspection did not detect any timber pest activity

ENVIRONMENTAL CONDITIONS & SUMMARY

Sub Floor Drainage

- concrete slab construction - not applicable

Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted.

Sub Floor Ventilation

- concrete slab construction - not applicable

Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If the ventilation is found to be inadequate, remedial measures should be taken. Consideration should be given to installing high air flow vents and/or improve the cross flow of air within the subfloor, so as to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

Evidence of Recent Termite Treatment

- we found no evidence of any recent termite treatment

A note present in the metre box would indicate the property has been treated in respect of attack by subterranean termites or has a preventative treatment system.

Subterranean Termite Treatment Recommendation

- at the time of the inspection a treatment in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property was not considered necessary

Overall Susceptibility of the Building to Timber Pest Infestation

- **considering all of the relevant factors, it is our opinion that the overall degree of risk of timber pest infestation to the property is MODERATE - regular inspections are recommended**

IMPORTANT PLEASE NOTE

The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are in no way limited to, location and proximity to bushland and trees and/or other timber structures, evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

It should be noted that if the risk factor is considered to be high, this is not meant to deter a purchaser from purchasing the property; it is simply to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed.

With reference to the degree of pest infestation noted above, it is recommended that pest inspections be completed by a qualified pest inspection every six to twelve months.

What the Inspector Examines to Prepare a Property Report

To provide relevance and value for our readers, the following pages show (but do not limit) aspects of the property that may be examined, where visual inspection is possible. These items have been extracted from the Australian Standard AS4349.1—2007 Inspection of buildings (Pre-purchase inspections - Residential buildings) and are considered as the inspector reviews each room or area. In most circumstances comment on a particular area or item may only be provided in the event of an adverse finding considered to be worthy of mention.



WALL CONSTRUCTION

- bulging
- dampness/water damage
- distortion (significant)
- nail popping
- cracking
- defective lining
- defective or damaged plaster/render

Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that we are not experts in this area and further advice should be obtained from a Structural Engineer.

FLOORS, COVERINGS & FINISHES

Timber Floor Construction

- springy boards/sheeting
- out of level
- squeaky boards/sheeting
- undulations
- timber decay (rot)
- dampness/water damage

Concrete Floor Construction

- cracking
- out of level
- dampness/water damage

Hard Flooring

- wear
- loose or drummy units
- stains and marks
- dampness/water damage
- cracking

INTERNAL & EXTERNAL DOORS & DOOR FRAMES

- binding doors
- loose/badly fitting doors
- defective hardware
- damage
- rotting/corroded frames

TIMBER & METAL WINDOWS

- putty/glazing sealant
- sills
- fittings/hardware
- broken glass
- damage
- rotting frames (timber)
- rotting frames, corrosion (metal)

In most cases access to windows is restricted by window treatments, furniture or security locks. Older style timber windows can sometimes bind with the frame generally due to paint build up. This is viewed as a general maintenance issue. Sash windows sometimes require maintenance to the window balance mechanism or sash cords. We are not able to guarantee that windows will operate smoothly. Sometimes window runners, sashes and balance mechanisms will require maintenance or replacement.

PAINTWORK

The condition of painted surfaces is often a subjective matter. Areas that appear to be acceptable when furnished may not always be considered so when devoid of obstructions. Paint work is normally not considered in Property Inspections and Reports. **The opinions provided here are of a general nature only, given that there can be significant differences in the condition of painted surfaces in each area of the property. The reader of this report is urged to conduct their own detailed inspection before reaching a conclusion regarding the acceptability of painted surfaces.**

To prevent wood decay of timber surfaces and deterioration of metal components, the condition of these surfaces should be monitored and repainting carried out regularly. Corrosion of any metal roof sheeting should be repaired, treated and painted to avoid water leakages. Painted surfaces can mask areas where timber has deteriorated. Our visual inspection may not detect instances where this has occurred.

WET AREAS

If a wet area was not in service prior to and or at the time of inspection and no elevated moisture readings were recorded, or there was no visible evidence of water leakage, then it is entirely possible that an existing water leak will remain undetected.

- floor grade
- taps, basins, tubs
- drummy tiles
- sealants
- vanity
- fixtures and fittings
- floor waste
- leakage
- cracked/missing tiles
- shower leakage
- ventilation
- cistern/pan
- water hammer
- grout defects
- broken/cracked screen glass
- mirrors

WATERPROOFING

Australian Standard AS 3740-2004 - Waterproofing of Wet Areas

A VISUAL INSPECTION OF THE AREA CANNOT PROVIDE CONCLUSIVE EVIDENCE THAT THE AREA IS WATERPROOF. Compliance with Australian Standard AS 370-2004 is critical to meeting waterproofing requirements.

Should conclusive evidence be required regarding the integrity of waterproofing of wet areas, in particular shower areas, we recommend that a qualified technician be engaged to complete a comprehensive test to include:

1. *Capping the shower rose and leaving the water reticulation system under pressure and then checking for evidence of water leakage around tap spindles etc. (the sound of escaping air when the shower rose cap is removed indicates a water tight system). The technician may be engaged to complete a comprehensive pressure test of the entire water reticulation system.*
2. *Plugging the floor drain of the shower cubicle(s) and filling the base with water to the maximum level. Allowing the water to remain in the base for an extended period and checking that the level has not dropped. If the water has diminished it is most likely that the waterproofing system has failed. In this event, extensive repairs to correct the problem are often the outcome.*

KITCHEN

- bench tops
- taps
- drummy tiles
- sealants
- cupboards
- leakage
- cracked/missing tiles
- ventilation
- doors & drawers
- sink
- grout defects
- excessive water hammer

This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

INTERNAL & EXTERNAL STAIRCASES

- stringers
- newel posts
- handrails
- treads (goings)
- balustrades
- risers

INTERNAL ROOF SPACE

- framing
- party walls (if applicable)
- insulation
- sarking

Sarking is a foil insulation/vapour barrier. Used in conjunction with bulk insulation, sarking provides an ideal insulation system for the control of heat and condensation. Sarking can only be installed during construction.

EXTERNAL ROOF COVERING, FASCIAS, GUTTERS & DOWNPIPES

- tiles/slates
- skylights
- valleys
- fascia boards
- sheet roofing
- vents
- guttering
- barge ends
- flashing
- flues
- downpipes
- eaves

It is important to note that a visual inspection of the roof covering may not identify roof leakages. We do not guarantee that the roof will not leak in all weather conditions.

Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.

Roof drainage and the stormwater system are not tested at the inspection. Blocked or non-existent stormwater drains are sometimes accountable for problems relating to roof drainage.

EXTERNAL WALLS & NON STRUCTURAL REINING WALLS

- bricks
- cracking/movement
- weep holes
- decay
- mortar
- dampness
- joint sealants
- render
- visible flashing
- perpend

Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.

PATHS, PAVING & DRIVEWAY

- cracking
- sinking
- movement
- alignment
- uplifting
- root penetration

FENCES & GATES

- palings/panels
- sagging
- rails
- timber decay (rot)
- posts

SUB FLOOR

Timber Floor Construction

- bearers & joists
- dampness
- cracked or leaking pipes
- framing
- drainage
- debris
- piers/stumps
- ventilation

Suspended Concrete Floor Construction

- concrete condition
- debris
- cracked or leaking pipes
- cracking
- drainage
- dampness
- ventilation

If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.

Many serious foundation problems are caused by reactive soil types and trees and gardens being planted too close to the building. Generally, clay soils which as common in the ACT, are reactive soils. Large trees use vast amounts of water and can quickly draw moisture out of the ground during dry periods, this results in destabilised moisture content of the soils around the building and ultimately may cause a foundation problem.

Over watering gardens close to the building may have the opposite effect, especially with clay soil. Over watering increases the moisture content of the soil which can result in "heaving" of the foundations adjacent to the garden. When watering close to the building you should avoid 'pooling' of water in a particular area, as this also affects the moisture content of the soil which in turn can cause damage to footings and foundations. Too much or too little water near the perimeter of the building may cause serious problems with foundations and footings. Damage to foundation footings can cause major structural problems, resulting in costly repairs.

HINTS FOR AVOIDING PROBLEMS AND COSTLY REPAIRS:

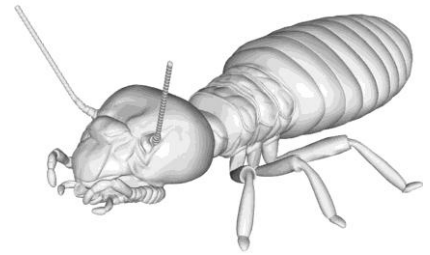
- Water evenly close to the building and do not over water
- Ensure the ground is graded away from the walls of the building and that the property has adequate drainage
- Promptly repair broken downpipes, leaking taps, sewerage pipes and other water services
- Hot water system overflows should be directed away from the area immediately adjacent to the foundations and the services maintained to ensure excessive leakage does not occur
- Garden beds should not be located against the house

SPECIAL PURPOSE REPORTS

Improvements such as swimming pools and spas are subject to a Special Purpose Report and are not included in our inspection and reports. We recommend that a qualified technician be engaged to report on these items and to advise on current regulations relating to safety fencing and equipment.

Useful Timber Pest Information

Information regarding prevention of timber pest infestation is helpful to all property owners. Every year timber pests contribute significantly to property damage in Australia. If left unchecked, a susceptible home can be damaged beyond repair in a matter of months. Routine checks and maintenance can help to minimise risk. As there are no 100% effective detection procedures, it is strongly advised that a professional pest controller is engaged if there are any concerns or evidence regarding the presence of timber pests on your property, and that regular pest inspections are undertaken on all buildings.



Termites

Termites are amazing insects that have mastered cooperation, affording them extraordinary achievements. Building mud skyscrapers, hollowing enormous trees, moving huge amounts of soil and of course, eating your house are all accomplishments boasted by this fascinating creature. Termites (or white ants) can seriously damage the structure of a house or building, they are not selective creatures – every property is vulnerable! Termites feed on wood and serve a crucial function in our environment by converting dead trees into organic matter. They have the ability to bite off and process very small fragments of wood and can cause serious structural damage if wood is attacked in a building.

Under favourable conditions a termite colony of 60,000 workers can consume about a metre of two by four in as little as four months. In other circumstances, it can take as long as six years for termites to cause noticeable damage. Termite activity may remain undetected even after serious damage has occurred. This activity may have gone unnoticed because:

- Swarms have been ignored by the current owner of the property
- Termite activity may be ongoing, but be hidden behind concealed surfaces such as walls or stored goods
- Termite activity typically occurs beneath the surface of a visible wood beam and cannot be detected until the damage has occurred

It is impossible to undertake a visual inspection 'looking inside' walls or through wooden beams. Invasive techniques would need to be applied if there was concern about the presence of a termite colony.

Subterranean termites live in nests called colonies that may live as deep as 6 metres below the soil surface. Termites use mud tubes to travel in search of food sources. A mature colony takes approximately five years to mature and may include up to 200,000 workers.

Termites hide. They avoid light and rarely come out into the open. Mud tubes running up walls, floors and other areas of a property are a reliable indication of termite presence. Termites travel from food sources (wood) back to their nests by way of these mud tubes which are commonly found in basements of infested homes or running from soil to the house. Another means of travel is through hollow wood. You would also find evidence of dried mud, because termites have left the area and moved to the next food source in the property.

Borers of Seasoned Timbers

There are many types of wood borers in Australia. Borers are the larvae of various species of beetles. The adult beetles lay their eggs within timber and when the eggs hatch, the larvae 'bore' through the timber which 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 change into the adult beetle which cuts holes in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is generally only through the presence of these access 'pinholes', frass and dust formed by the activity that their presence can be detected.

Where floors are covered by carpet, tiles, or other coverings, and where there is no underfloor access, it is often not possible to determine the presence of borers. This is particularly the case with the upper floors of a dwelling.

There are many types of wood borer. Those which are most often found in timber in houses and furniture usually belong to one of the following groups.

Lyctid borer (Powder Post Beetle)

- powderpost beetles mostly attack during the first 6-12 months of service life of timber
- produce a fine powdery dust, similar to talcum powder
- attack the sapwood of certain susceptible species of hardwood timber and can cause serious structural weakening in timber that has a high sapwood content
- as only the sapwood is destroyed, larger dimensional timbers (rafters, bearers and joists) are seldom weakened significantly; however, smaller dimensional timbers such as tiling or ceiling battens often have extensive sapwood content and its destruction may result in collapse

Anobium borer (furniture beetle) and Queensland pine borer

- attack furniture, structural timbers, flooring and decorative wood work
- favour old, well seasoned timber, especially softwoods such as Baltic pine or New Zealand white pine. However some hardwoods are susceptible
- these beetles are responsible for instances of flooring collapse
- 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
- frass from exit holes is fine and gritty and wood attacked by these borers is often honeycombed.
- prefers cool, humid conditions

Timber Decay Fungi

Wood decay by fungi establishes growth in unsealed, split, exposed timbers, in poorly ventilated areas such as subfloors, and around wet areas. Removal of the moisture source is generally the most powerful defence. Fungal decay is attractive to white ants and if the problem is not resolved it is possible that the area may be subject to termite attack.

Brown Rot (Cubic Rot)

- brown rot fungi feed on the wood's cellulose, leaving a brown residue of lignin, the substance which holds the cells together. Infested wood may be greatly weakened, even before decay can be seen.
- advanced infestations of brown rot are evidenced by wood more brown in colour than normal, tending to crack across the grain.
- after it is dried, wood previously infested with brown rot will turn to powder when **crushed**.

White Rot

- white rot attacks wood; it breaks down both the lignin and cellulose causing the wood to lose its colour and appear whiter than usual
- wood affected by white rot generally does not crack across the grain; rather it will shrink and collapse when severely degraded
- infested wood gradually loses strength and become springy to the touch

Concrete Slab Homes

Where a concrete slab forms the foundation of a home, it is important that the edge of the slab is left exposed. Weep holes in between the bricks, found immediately above the slab, must also be left unobstructed. When garden beds, lawns and foliage, decking, pavers and paths conceal the slab it is possible for termites to move in undetected and attack framing timbers of a building. They may move all the way up to truss work and roof frames, by which time massive damage may have been affected. Like any building constructed on a timber frame, a home on a concrete slab should be maintained and regularly inspected to prevent timber pest infestation.



SCOPE AND LIMITATIONS OF OUR INSPECTION



This report is intended to be read as a whole. Please read the detailed inspection information and the Scope & Limitations of Report sections before reaching any conclusions regarding the condition of the property. 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 has been prepared as a result of a **VISUAL INSPECTION** with reference to the requirements of Australian Standard AS 4349.0-2007 Inspection of buildings (General requirements), AS 4349.1-2007 Inspection of buildings (Pre-purchase inspections -

Residential buildings) and AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit.

Inspection of buildings – Pre Purchase Inspections – Residential Buildings

Inspection of the subject property and this report has been completed with reference to Australian Standard AS 4349.1-2007. The inspection is a **VISUAL INSPECTION ONLY**.

AS 4349.1 - Inspection of buildings excludes reporting of the following items: footings, concealed damp-proof course, electrical installations, smoke detectors and residue current devices; Plumbing, drainage, gas fitting, air conditioning and heating; Garage door opening mechanisms; Swimming pools, spas, saunas and associated equipment; The operation of fireplaces and chimneys; alarm systems and intercom systems; soft floor coverings including carpet and vinyl, floating floors; window treatments; appliances including dishwashers, garbage disposal units, ovens, ducted vacuum systems; paint coatings; landscaping.

Limitation of Liability

The report of this property is valid on the date of inspection. No responsibility is accepted for any matter not existing or evident or for any deterioration occurring after the inspection date.

This inspection is completely visual. Concealed areas where access is unavailable are unable to be inspected and are not reported on; such defects could include, but are not limited to:

- Breakage, blockage or interference with any concealed pipes, broken window mechanisms (sash cords) etc.
- Any part of the structure which is underground or concealed e.g. footings, wall framing, under floor coverings. Areas concealed by furnishings or stored goods etc.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building.

Safe and Reasonable Access

Australian Standard 4349.1 – 2007 3.2.2 The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. **The Australian Standard 4349.3** defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances are available; or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. NOTE: Reasonable access does not include removing screws and bolts to access covers."

Reasonable access shall be determined in accordance with the provisions of the following Table:

Area	Access Manhole MM	Crawl Space MM	Height
Roof Interior	400 x 500	600 x 600	Accessible from a 3.6 m ladder
Roof Exterior			Accessible from a 3.6 m ladder
Subfloor	500 x 400	Vertical clearance - Timber Floor: 400* Concrete Floor: 500	

* To underside of bearer, joist or other obstruction to access.

Accordingly, this report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. This report is not a warranty against problems that may develop in the future.

Compliance Report

No attempt is made in this inspection and reporting process to confirm that the existing improvements on the subject property are in strict accordance with approved plans. There may be variations in design, features and dimensions that are in conflict with each other. Additionally, there is no guarantee given that improvements are in accordance with the current Building Code of Australia. In most circumstances there is no requirement to upgrade specifications to the current Building Code.

Building Files

This report relies on the plans, survey reports, certificates of occupancy and other relevant documents supplied by the Department of Environment and Sustainable Development, the client or their agent. Our company or its employees cannot be held responsible for any omissions or errors in this report where incomplete, inaccurate or illegible information is supplied. It is the responsibility of the property owner to resolve any file discrepancies with the relevant authority. Documentation of any plumbing or electrical alterations is not included in the building file. If required this documentation can be obtained by the owner or other stakeholder from ACTEWAGL

Property Report

This report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or 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; the presence or absence of timber pests; gas fittings; 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); the operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.

Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

Purpose of This Report

The purpose of this report is to identify major defects or faults in the building for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

This report contains a number of observations but is not intended to list every defect. Defects are common to all properties and are generally attended to during routine maintenance, redecoration and or renovation. Generally, ongoing maintenance items, upgrading requirements, cosmetic works and minor defects or faults have not been included. These items will depend on your personal requirements and budget. The property age and type also needs to be taken into consideration.

Concealed Surfaces

The inspection did not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions.

The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit.

Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured by these items or otherwise concealed.

Water Penetration

Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.

Roof drainage is not tested. Therefore, no guarantee is given or implied that the roof will remain weatherproof in all weather conditions. The very best roof drainage systems can fail in extreme weather sometimes impacted by conditions not related to the property under review. (Blocked or impaired stormwater drains for example)

Fire Protection Equipment & Ordinance Requirements

These are not covered by this report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

Hazardous Materials & Contamination

Many building products with an asbestos cement component were in use prior to 1980 and are considered safe if left in their present state. The main concern with asbestos products is in relation to the sprayed Limpet Asbestos fibres which were generally used for acoustic and heat insulation in commercial buildings and these should not be tampered with before seeking expert advice which is freely available from Workcover. Our inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.

Retaining Walls & Structural Columns

We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

Appliances

This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

Cracking/Settlement/Movement & Structural Integrity

Where reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, **it is important to note that we are not experts in this area** and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made relative to such matters. Any cracking reported should be monitored for further movement. If further movement is noted, a Structural Engineer should be consulted at the earliest opportunity. Cracking of masonry walls is very common in the ACT, particularly where there are volatile clay soils. There may be some superficial or hairline cracks that we consider have no structural implications which have not been identified.

Electrical, Gas & Other Service Installations

We are not licensed electricians, gas fitters or mechanical engineers. This report does not cover any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. You should satisfy yourself as to the operation and condition of any appliances or other installations. Any comments made in this regard are from general observation only. There has been no electrical, data, security or fire detection system testing or investigation.

Plumbing & Drainage

We are not licensed plumbers and a specialist inspection of the water service, plumbing and drainage system including roof drainage is excluded from this report. We recommend an inspection by a licensed plumber and drainer to identify any plumbing faults or drainage problems.

Timber Pests

If this report does not include one, we strongly recommend that an independent inspection and report be obtained from a specialised, accredited Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

Boundaries

Unless otherwise stated the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls. The common areas of unit developments are not inspected. Any comments made in relation to common areas are from general observation only.

Rural Property Inspection

This inspection and report relates to the residential structure; rural improvements on the property are not inspected or reported on, any comments contained in this report relative to rural improvements are strictly observational.

Special Purpose Reports

This Property Report does not contain any assessment or opinion in relation to any item which is the subject of a **Special Purpose Property Report**, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; Noise levels; Health and safety issues including, but not limited to the presence of asbestos, lead or other hazardous materials; Heritage concerns; Security or fire protection systems; Climate control or water heating systems; Analysis of site drainage apart from surface water drainage; Swimming pools and spas; Detection and identification of illegal and unauthorized plumbing work; Durability of exposed finishes.

Timber Pest Report

This inspection **DID NOT** include breaking, removing or moving objects. Floor and wall coverings, roof insulation, foliage, furniture, appliances and personal possessions may all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing, and cannot move stored goods during an inspection. At **NO TIME** did the inspector use invasive procedures or bang/tap surfaces to reach conclusions. Where the property is occupied, please note that furnishings and household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved. The inspector did not move furniture or stored goods or use invasive procedures to access any area of the property.

Scope of the Report

This Report is confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and Timber Pests (wood decay fungi), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection due to the extreme difficulty in locating the small colonies; however, they will be referred to if, in the course of the Inspection, any visual evidence of infestation happened to be found. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

Limitations

This report does not contain any assessment or provide an opinion with respect to:

- any area or item that was not, or could not be inspected
- a matter that is not within the inspector's expertise
- a matter, the inspection or assessment of which is solely regulated by statute
- any area/item that is the subject of a special-purpose timber pest inspection report

The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. This Report is not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property.

Determining Extent of Damage

This Report is **NOT** a structural damage report. You agree that neither we nor the Inspector are responsible or liable for the repair of any damage, whether disclosed by our report or not. Our inspectors are not necessarily specialised builders and any inexperienced opinion provided with respect to timber damage **CANNOT** be relied upon. The Report will not state the full extent of any timber pest damage; rather, we may provide comment on the damage for your information. If evidence of Timber Pest activity and/or damage is reported in the structure(s) or the grounds of the property, then you must assume that there may be further concealed structural damage within the building(s). This concealed damage may only be found when invasive procedures are applied to reveal previously concealed timbers. In the case of Timber Pest activity and/or damage **WE STRONGLY RECOMMEND** an invasive Timber Pest Inspection is undertaken and a qualified person such as a Builder, Structural Engineer, or Architect be engaged to carry out a structural inspection to determine the full extent of the damage and repairs that may be required.

Mould

Mould (also referred to as Mildew and non wood decay fungi) is not considered a Timber Pest. This report does not cover the inspection of Mould. If evidence of mould was observed during the inspection, it may be noted for your information. If you are concerned as to the possible health risk resulting from the presence of mould then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.

IMPORTANT INFORMATION

The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection date and may not reflect the current state. Timber Pests, particularly termites, may have gained entry to the property since the inspection date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists it may cost thousands of dollars to repair. It is, therefore, strongly recommended that you promptly arrange for an inspection in accordance with Australian Standard AS4349.3 if this report is being read after one hundred and eighty (180) days from the date of inspection.

If the Report indicated the presence of Termites, termite damage, or recommends any treatments or other inspections and reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports. It is strongly recommended that you arrange for an inspection in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in this report, and may use such failure in defence of any claim that you may later make against any of them.

General

Occupational Health & Safety Act

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Occupational Health and Safety Act,

The owners of workplaces must ensure that:

- *premises are safe and without risk*
- *plant and substances are used without risk*
- *workers are trained in OH&S, are aware of their obligations and do, in fact, act in a safe manner*

A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.

Safe Working Temperatures for the Inspector

When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to OH&S guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector decides that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.

WARRANTY AND USE OF THIS REPORT

This report is made solely for the use and benefit of:

1. **The Client** named in this report
2. **The Purchaser** of this property

NO LIABILITY or responsibility whatsoever, in contract or tort is accepted to any **Other Party** who may rely on the report wholly or in part. Any **Other Party** acting or relying on this report, wholly or in part, does so at their own risk.

NO LIABILITY shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

The report is only an opinion of Residential Reports and is valid for one hundred and eighty (180) days from the date of inspection as per the Civil Law (Sale of Residential Property) Act. No liability will be accepted or claims considered after the expiration of this period of liability.

In the event that a defect is identified that has not been documented in this report Residential Reports must be notified before **ANY** remedial action is taken. **NO LIABILITY** shall be accepted where remedial action is taken prior to Residential Reports being advised of the defect and given the opportunity to re-inspect the property and identify the defect.

Copyright remains with Residential Reports, the report is not to be copied or reproduced without the written authority of the author.

This report supersedes any other report, verbal or written, given to you by this company in respect of this property. If items require clarification, please call our office for assistance.

Department of Fair Trading

Within 7 days of the preparation of this report the details as stated in the Civil Law Registrations Part 2, 7 (4) have been provided to the Department of Fair Trading as required.

Please feel free to contact our inspector at any time if you have questions or require clarification about the contents of this report prior to acting on this report.



Signed on behalf of:

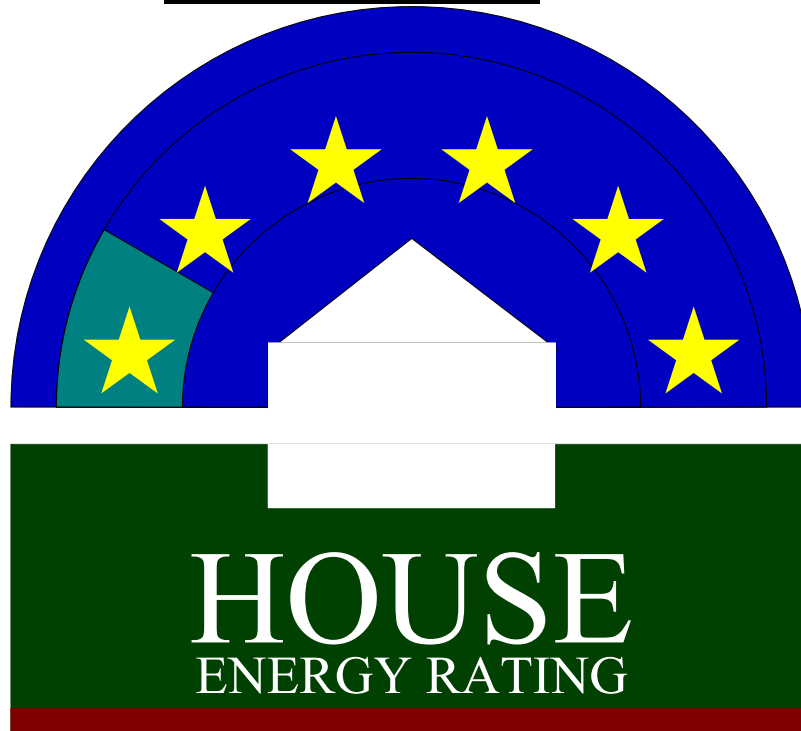
Avonmore Investments Pty Limited trading as RESIDENTIAL REPORTS

ABN 97 381 180 850

Ian Watson - Inspector



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★
in Climate: 24

1 STARS

SCORE: -59 POINTS

Name: Jane Pedersen & Jeff Pedersen

Ref No: 9755

House Title: Block 10, Section 2

Date: 22-05-2014

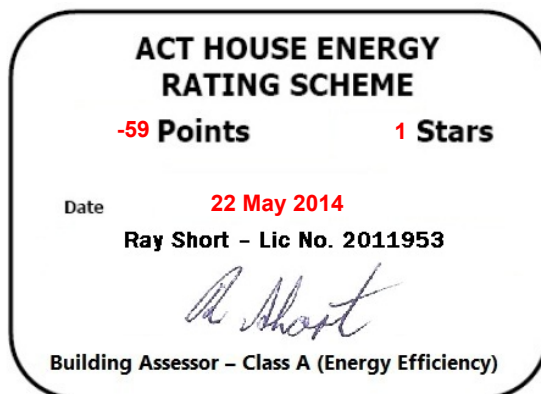
Address: 47 Enid Lorimer Circuit

Chisholm

2905

Reference: C:\...\ENID LORIMER CIRCUIT CHISHOLM 47 1405

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	-59											
Potential	11											

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 ceiling insulation	R 4	3
Change added wall insulation	R 2.5	40
Change curtain to	Heavy Drapes & Pelmet	19
Add northerly blinds	100 %	1
Add westerly blinds	100 %	6
Seal Internal Doors		1

DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab or the external walls are solid brick, it would not be possible to install insulation.

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 10, Section 2, 47 Enid Lorimer Circuit, Chisholm

Assessor's Name: Lindsay Collison
 Net Conditioned Floor Area: 108.6 m²

Feature		Points				
		Winter	Summer	Total		
CEILING		2	0	2		
Surface Area:	0	Insulation:	2			
WALL		-34	0	-34		
Surface Area:	-12	Insulation:	-22	Mass:		
			0			
FLOOR		11	0	12		
Surface Area:	0	Insulation:	-2	Mass:		
			14			
AIR LEAKAGE (Percentage of score shown for each element)		8	0	8		
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	50 %			
Exhaust Fans	0 %	Doors	31 %			
Down Lights	0 %	Gaps (around frames)	19 %			
DESIGN FEATURES		0	1	1		
Cross Ventilation	1					
ROOF GLAZING		0	0	-1		
Winter Gain	0	Winter Loss	-1			
WINDOWS		-32	-29	-61		
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	4	4%	-6	12	-3	3
E	17	16%	-35	16	-11	-30
S	2	2%	-2	0	0	-2
W	12	11%	-26	8	-14	-33
Total	36	33%	-68	36	-29	-61
The contribution of heavyweight materials to the window score is 0 points						
				Winter	Summer	Total
RATING	★		SCORE	-45	-28	-59*

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

* includes 13 points from Area Adjustment

Detailed House Data

House Details

ClientName Jane Pedersen & Jeff Pedersen
HouseTitle Block 10, Section 2
StreetAddress 47 Enid Lorimer Circuit
Suburb Chisholm
Postcode 2905
AssessorName Lindsay Collison
FileCreated 22-05-2014
Comments

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	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	96.7m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	24.2m 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	R0.0	49.4m	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 - Standard	No	No	R3.0	120.9m 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	S	2.0m	0.1m	No	SG	TIMB	NC	No	0.0m	6.0m	0.2m
2	E	2.0m	1.8m	No	SG	ALSTD	VE	No	0.0m	4.0m	0.2m
3	E	2.0m	1.8m	No	SG	ALSTD	VE	No	0.0m	2.0m	0.2m
4	E	2.0m	1.8m	No	SG	ALSTD	VE	No	0.0m	2.0m	0.2m
5	S	1.0m	0.6m	Yes	SG	ALSTD	NC	No	0.0m	2.0m	0.2m
6	S	1.0m	1.2m	Yes	SG	ALSTD	NC	No	0.0m	2.0m	0.2m
7	W	1.0m	1.4m	No	SG	ALSTD	HD	No	0.0m	3.0m	0.4m
8	W	2.1m	2.4m	No	SG	ALSTD	HD	No	0.0m	3.0m	0.4m
9	W	1.0m	1.8m	No	SG	ALSTD	VE	No	0.0m	3.0m	1.0m
10	W	2.1m	1.8m	No	SG	ALSTD	HD	No	0.0m	3.0m	1.0m
11	N	1.0m	0.6m	Yes	SG	ALSTD	NC	No	0.0m	0.1m	0.3m
12	N	2.1m	1.8m	No	SG	ALSTD	HP	No	0.0m	0.1m	0.3m
13	E	2.1m	3.0m	No	SG	ALSTD	HP	Yes	0.0m	0.1m	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>
1	S	2.0m	0.1m	0.4m	6.0m	3.4m	-3.3m	0.0m	0.0m	6.0m	0.0m
2	E	2.0m	1.8m	0.0m	0.0m	0.0m	0.0m	4.0m	0.2m	4.0m	5.0m
3	E	2.0m	1.8m	0.0m	0.0m	0.0m	0.0m	4.0m	3.0m	4.0m	3.0m
4	E	2.0m	1.8m	0.0m	0.0m	0.0m	0.0m	4.0m	5.0m	4.0m	0.5m
5	S	1.0m	0.6m	0.0m	0.0m	0.0m	0.0m	4.0m	5.0m	4.0m	0.5m

6 S 1.0m 1.2m 0.0m 0.0m 0.0m 0.0m 4.0m 5.0m 4.0m 0.5m

Sky Light Details

<u>ID</u>	<u>Dir</u>	<u>Tilt</u>	<u>Type</u>	<u>Shade</u>	<u>Utility</u>	<u>Width</u>	<u>Length</u>
1	SE	15 degrees	Double Opal	No	No	0.6m	0.6m
2	SE	15 degrees	Double Opal	No	Yes	0.3m	0.1m
3	SE	15 degrees	Double Opal	No	Yes	0.6m	0.6m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? No
 Is the Entry open to the Living Area ? No
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0

Unflued Gas Heaters 0
 Percentage of Windows Sealed 98%
 Windows - Average Gap Small
 External Doors - Average Gap Small
 Gaps & Cracks Sealed Yes

Rater Comments

House Details

ClientName	Jane Pedersen & Jeff Pedersen
HouseTitle	Block 10, Section 2
StreetAddress	47 Enid Lorimer Circuit
Suburb	Chisholm
Postcode	2905
AssessorName	Lindsay Collison
FileCreated	22-05-2014

Rater Comments

MEASUREMENTS USED IN THIS ASSESSMENT

The Energy Rating recorded in this assessment is determined by assessing many elements of the structure and interior treatments including window and floor coverings. The area of external walls and windows, ceiling and floors are part of the assessment.

Some measurements used in this assessment may be nominal. Every effort is made by the assessor to accurately calculate the dimensions of property. However, often accurate and comprehensive plans indicating all dimensions of an existing property, particularly following alterations and extensions are not always available. The reader of this report should not rely on the accuracy of any dimensions used when making critical decisions relating to those dimensions. The assessor will not accept any liability should any discrepancy be revealed.

DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet's' will take into account windows that already have Heavy Drapes and Pelmet's installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab, it will be possible to install floor insulation.

DOOR SEALS AND WEATHER STRIPS

A wooden framed door is only considered to be sealed when a draft extruding device is fitted to the bottom of the door AND sealing tape or felt is fitting to the timber frame around the door opening.

WINDOW GLAZING RATIOS

Glazing areas in one direction greater than 25% of the nett conditioned floor area will reduce the Energy Efficiency Rating.

Energy Efficiency Rating Fact Sheet

**Residential Reports Inspectors are ALL
Licenced Class A Energy Efficiency Assessors**

QUICK FACTS

- Sellers of residential properties are required to provide an Energy Efficiency Rating (EER) to potential buyers. (*This is known as mandatory energy efficiency disclosure.*)
- The EER forms part of the Sale Contract and must be published in all advertising material
- The EER rating system uses computer simulations to assess the potential thermal comfort of your home. The more stars, the less likely the occupants need cooling or heating to stay comfortable.
- The ACT Government has two systems in place for Energy Ratings:
 - one is for new homes - (2nd Generation Software) and
 - one is for established homes – (1st Generation Software)**Residential Reports (and all other companies preparing reports for the sale of a property) uses 1st Generation Software.**
- The consumption of energy in the home for heating, cooling, hot water or lighting and other appliances **IS NOT** considered when calculating the EER rating.

WHAT IS RATED?

The rating is dependent on:

- Layout of the home
- Construction of its roof, walls, windows and floor
- Wall, floor and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate



WHY IS THERE A DISCREPANCY BETWEEN MY OLD EER AND MY NEW EER?

- Increasingly, in a number of circumstances particularly where new homes have been rated using 2nd generation software and are being offered for sale where the rating is conducted using 1st generation software, there can be a significant variation between the two ratings:
 - 1st generation software rates to 6 stars
 - 2nd generation software rates to 10 stars
- ACT Legislation currently **PROHIBITS** Inspectors from assuming insulation values which may have been the case previously. Documented proof or access for a visual sighting is **NOW REQUIRED** to verify the existence and rating of insulation.

When you engage Residential Reports to complete your EER you have the peace of mind of knowing the Inspector undertaking your assessment is licensed in the ACT as a Class A Energy Assessor and your Energy Rating is calculated using software approved by the ACT Government.

Further information is available via the ACT Planning & Land Authority

http://www.actpla.act.gov.au/topics/hiring_licensing/employ_professional/energy_assessors



MECON Winsure Insurance Group
A.B.N 29 059 310 904
AFSL 253106

www.mecon.com.au / www.winsure.com.au

Tuesday, September 3 2013

CERTIFICATE OF CURRENCY

The Insured: Avonmore Investments Pty Ltd T/as Residential Reports
Effected With: Certain underwriters at Lloyd's
Policy Class: Professional Indemnity
Insured's Address: 538 Glen Eira Road CAULFIELD EAST VIC 3145
Policy Number: HPI908-3055
Professional Services: Pre purchase building inspections and real estate activities
Period of Insurance: 06-09-2013 to 06-09-2014 at 4:00pm Local Time
Retroactive Date: 06-09-2004
Limits of Liability: **A\$1,000,000.00** any one claim and **A\$1,000,000.00** in the aggregate for all claims made during period of insurance
Extensions: As per policy
Excess: **A\$5,000.00** each and every loss costs inclusive
Policy Wording: WINSURE_PI_08

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

Kind regards,

A handwritten signature in black ink, appearing to read 'M. Boon'.

Matthew Boon
General Manager
MECON Winsure Insurance Group Pty Ltd

SYDNEY
Level 5, 50 Margaret Street
Sydney NSW 2000 Australia
PO Box R1789
Royal Exchange NSW 1225
Tel: (02) 9252 1040
Fax: (02) 9252 1050

MELBOURNE
271-273 Wellington Road
Mulgrave VIC 3170
PO Box 8226 Monash University LPO
Clayton VIC 3800
Tel: (03) 8562 9180
Fax: (03) 8562 9181

BRISBANE
Suite 21, Level 3, 50-56 Sanders Street
Upper Mt Gravatt QLD 4122
PO Box 6037
Upper Mt Gravatt QLD 4122
Tel: (07) 3146 0100
Fax: (07) 3114 0445

TAX INVOICE

PAID



Job Number 9755

Please ensure this number is used when making payment

26 May 2014

Jane Pedersen

For the Property at: 47 Enid Lorimer Circuit Chisholm ACT 2905

RAPID INSPECTIONS PACKAGE	
ESDD conveyancing file fees (no GST)	83.40
Drainage Plans (no GST)	20.70
ESDD EER Lodgement Fee (no GST)	29.70
Property Inspection and Report (package price)	331.20
Pest Inspection and Report (package price)	0.00
Building Compliance Inspection and Report (package price)	260.00
1 st Rate Energy Efficiency Inspection & Report	0.00
GST INCLUDED IN TOTAL	53.74
TOTAL	\$725.00

thank you for your business

PAYMENT OPTIONS	
Credit Card	Please call our office on 6288 0402 to provide card details. Your account is not debited until the day reports are provided to you. By calling us with these details as soon as possible, you will ensure there is no delay when reports are ready to be released. A 1.8% surcharge applies.
Direct Deposit	Account Name: Residential Reports BSB: 012-997 Account Number: 3521 72543 Reference: 9755 IMPORTANT: PLEASE ensure this unique ID is used
Cash or Cheque	Can be provided to your inspector on the day. Please notify our office if you choose this option so we can note it on their job sheet. Cheques made payable to 'Residential Reports' please.

CONVEYANCING BUILDING FILE INDEX

SUBURB: **CHISHOLM** SECTION: **2** BLOCK: **10** UNIT: **-** EX GOV: **NO** PAGE: **1 of 1**

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
Y	67537	2	RESIDENCE						\$49,000		
		3						67537			
		8	SURVEY				Y				
		15									28-11-85
		41	SURVEY				Y				
		71								67537 16-01-86	
Y	67537/A	25	DOUBLE GARAGE & ROOFLINE EXTENSION						\$14,406		
		31						67537/A			
		39									18-07-90
		45								67537/A 12-11-90	
Y	021733/A	59	PERGOLA & ALTERATIONS TO RESIDENCE					021733/A	\$6,000		
		60	FINAL								04-05-02
		62								021733/A 14-05-02	
Y	B20123446/A	/	PATIO					B20123446/A	\$45,653.68		
		/	FINAL								18-10-12
		/								B20123446/A 22-10-12	

Drainage Plan Number: 43769

Soil Classification Number: -

Comments: Site Plan for Plan Number 021733/A is missing from file.

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 type="checkbox"/> | <input checked="" 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?) See Index

Search officer initials: Tina

Cost of application: \$ 104.10

Date completed: 12-05-2014

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.

Surveyor's Certificate

8

John W. Foxlee (B.Surv.) H.P.S. (Surv.)
Registered Surveyor

67537
pa 21/6/85.

42 Yiman Street,
Waramanga, A.C.T. 2611
P.O. Box 472
Manuka, A.C.T. 2603
Telephones: 88 1257
95 9392

Block: 10 Section: 2 Division: CHISHOLM Title:

9th July, 1985.

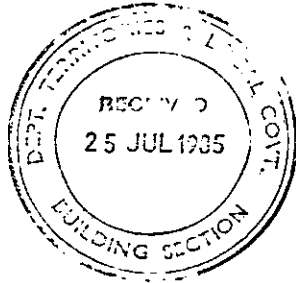
The Manager,
Igloo Investments,
57 Culgoa Circuit,
O'MALLEY. A.C.T. 2606.

Dear Sir,

I certify having surveyed the land being Block 10, Section 2, Division of CHISHOLM in the Tuggeranong District of the Australian Capital Territory, as delineated in Deposited Plan No. 6464 lodged at the office of the Registrar of Titles, Canberra City. The block has an area of 770 square metres or thereabouts and has a frontage to Enid Lorimer Circuit.

Upon this land stands the brick foundation of a residence in the course of erection. The position of this brickwork in relation to the boundaries of the land is shown on the sketch plan endorsed hereon.

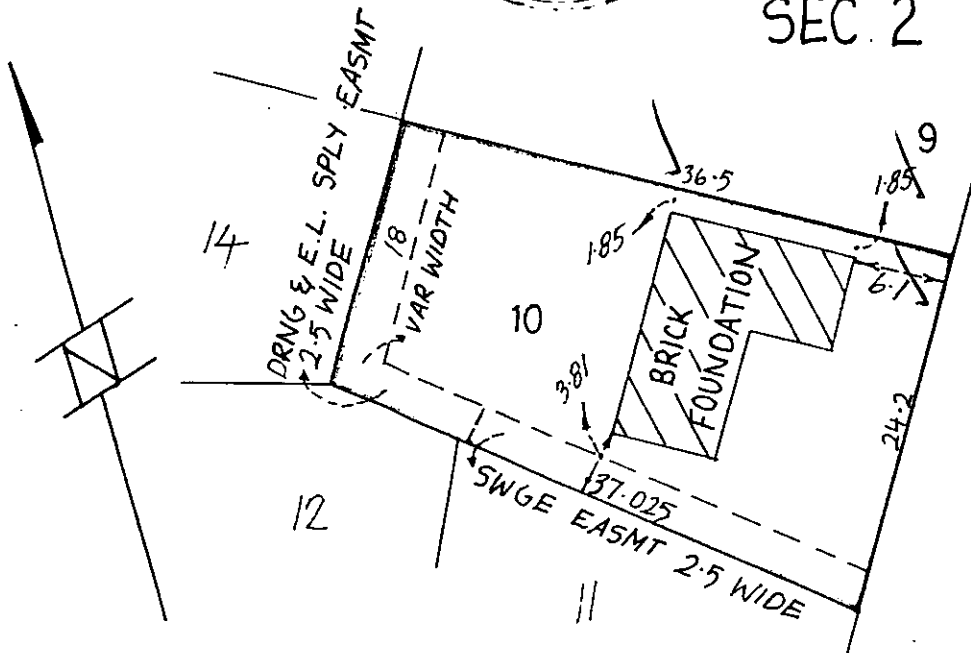
The foundation is contained wholly within the boundaries of the land and there are no encroachments by or upon the said land.



Yours faithfully,

John Foxlee.
REGISTERED SURVEYOR.

SEC 2



Site
25 JUL 1985
ENID LORIMER

D.P. 646-



Ellison & Head Pty. Ltd.

Land and Engineering Surveyors

REGISTERED IN A.C.T. and N.S.W.

MEMBERS OF THE INSTITUTE OF SURVEYORS, AUSTRALIA

FILE N^o 67537/A

91

Office: 48 Bendigo Street,
Fisher, A.C.T. 2611

P.O. Box 3121,
Weston, A.C.T. 2611

Phone: 288 3686

OUR REF.: 90/115

6th November 1990

YOUR REF.:

Mr C Carvill
47 Enid Lorimer Circuit
CHISHOLM ACT 2905

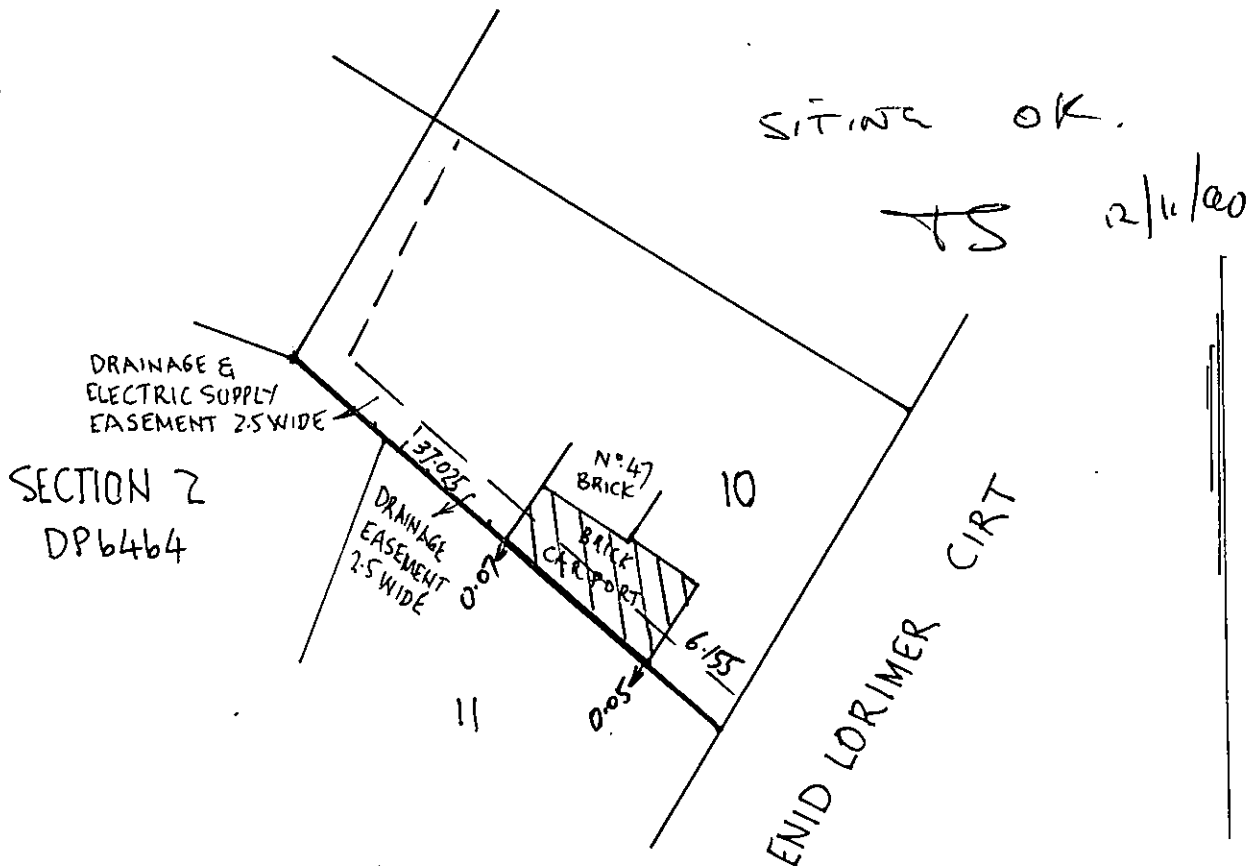
Dear Sir,

I have made a survey of the south western boundary of Block 10 of Section 2 in the Division of Chisholm in the Tuggeranong District of the Australian Capital Territory as shown on Deposited Plan No 6464 and being the boundary shown edged red on the sketch below.

I find adjacent thereto a brick carport under construction, no part of which extends beyond the correct boundary of the block.

The dimension of the boundary and the position of the carport on the block are shown upon the sketch below.

Yours faithfully,



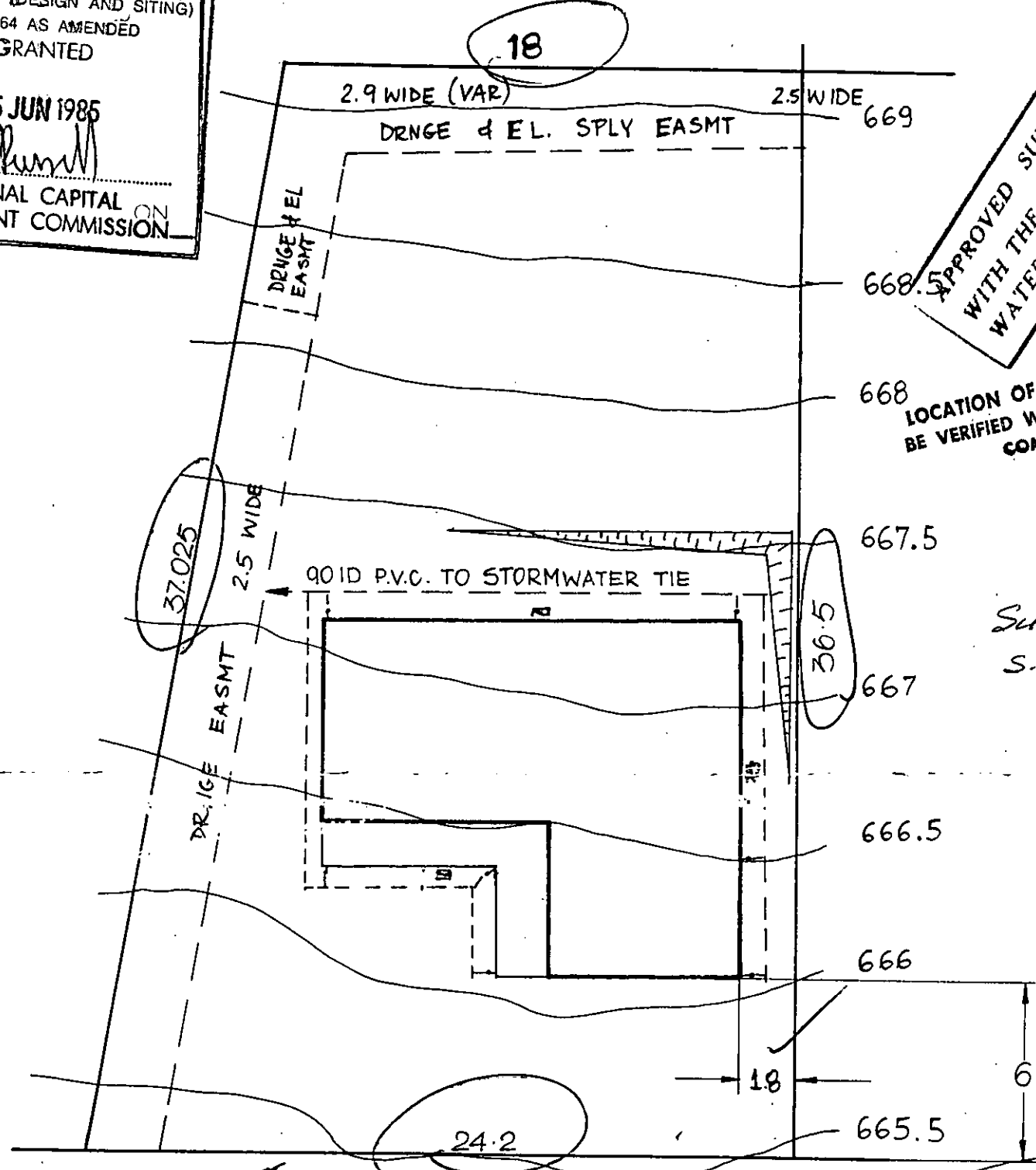
SCALE:- 1:500

PLANS/FILE NO. 67537
 Received 29 MAY 1985
 Dept. Territories & Local Government

PLANS AND SPECIFICATIONS DRAWN AND RECOMMENDED FOR APPROVAL BY
Sheehan 6/16/1985
 ENGINEER FOR WATER SUPPLY AND SEWERAGE
 CHIEF ELECTRICAL ENGINEER 1/19
 STRUCTURAL ENGINEER 1/19

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED
 5 JUN 1985
 DELEGATE *[Signature]*
 NATIONAL CAPITAL DEVELOPMENT COMMISSION

512
 APPROVED SUBJECT TO COMPLIANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.



668 LOCATION OF STORMWATER TIE TO BE VERIFIED WITH D. T. & C. BEFORE COMMENCEMENT.

Submit S.W. Layout.

s/w 3.5
 T. D. 1.0

ENID LORIMER CIRCUIT

A 770m²

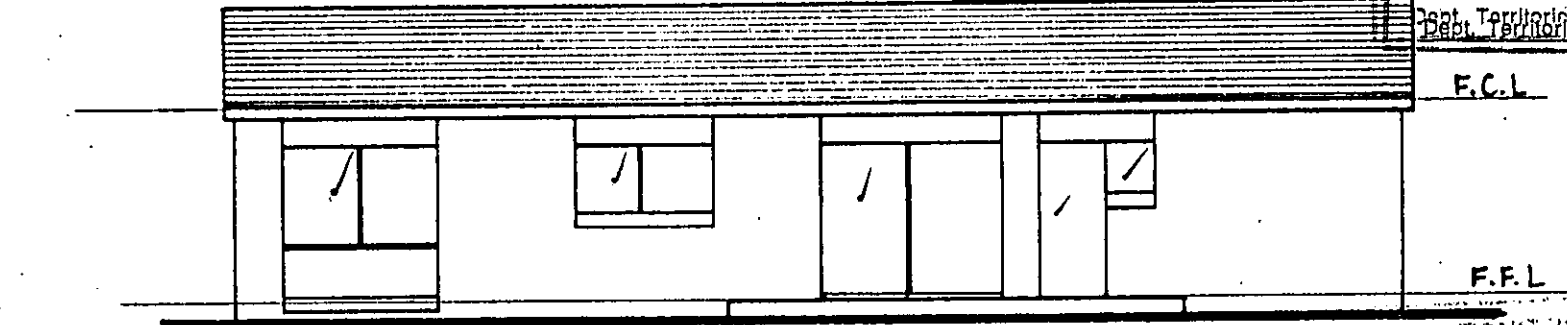
DRIVE ENTRANCE NOT APPROVED
 COMPLY WITH REQUIREMENTS OF GENERAL SERVICES SECTION REGARDING DRIVEWAY DESIGN

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.
 MODIFICATIONS IF APPLICABLE

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.
 CLASS OF OCCUPANCY: RESIDENCE I
 OUTBUILDINGS X
[Signature] 18.6.85
 DEPUTY BUILDING CONTROLLER

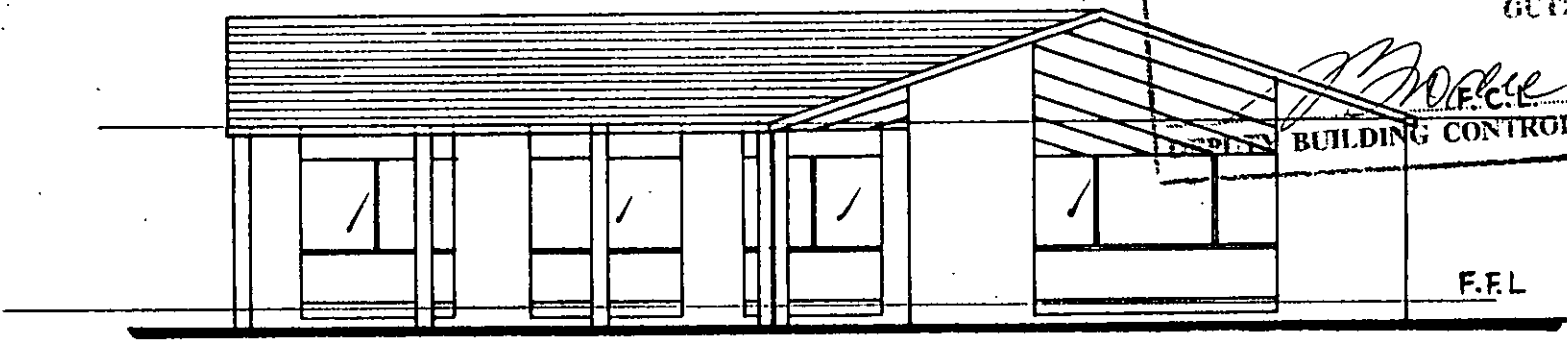
DRAFTING SERVICE 27/C GOWRIE COURT, NARRABUNDAH	Ph 959776	DRAWN G. KWIATKOWSKI
TITLE PROPOSED RESIDENCE PLAN BLOCK 10 SECTION 2 CHISHOLM		
BUILDER V. MATIC	DATE MAY 85	
SCALE 1:200	DWG No 1	JOB No 10

PLANS/FILE No. 67537
 Received Building Section
 29 MAY 1985
 Dept. Territories & Local Government



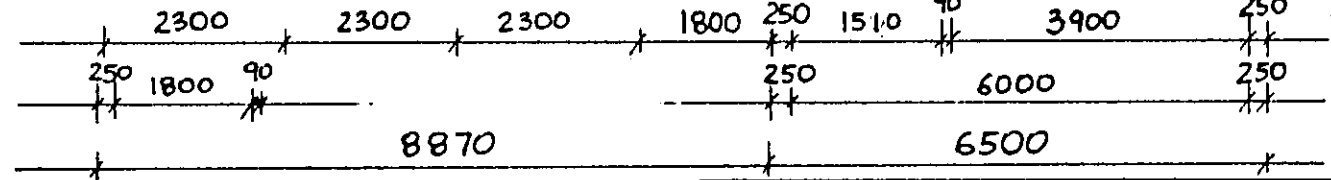
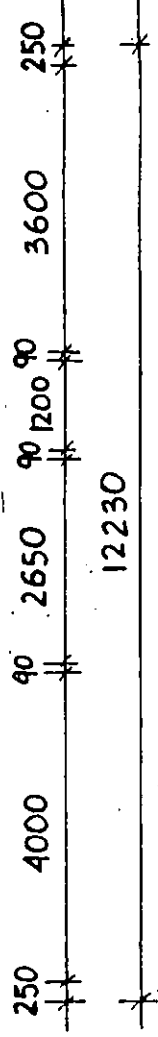
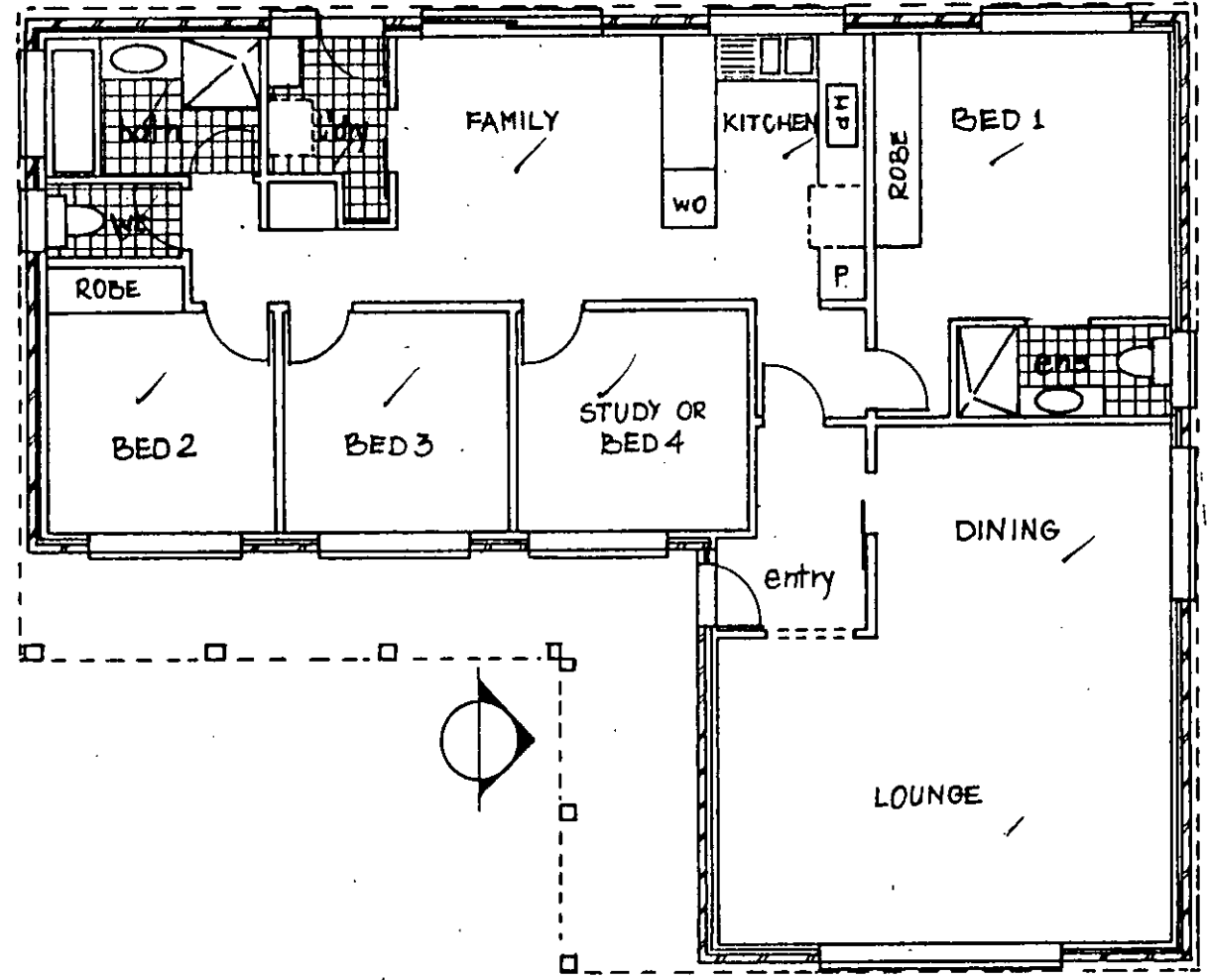
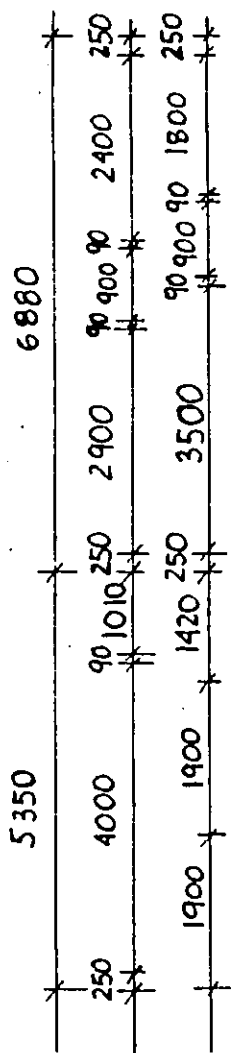
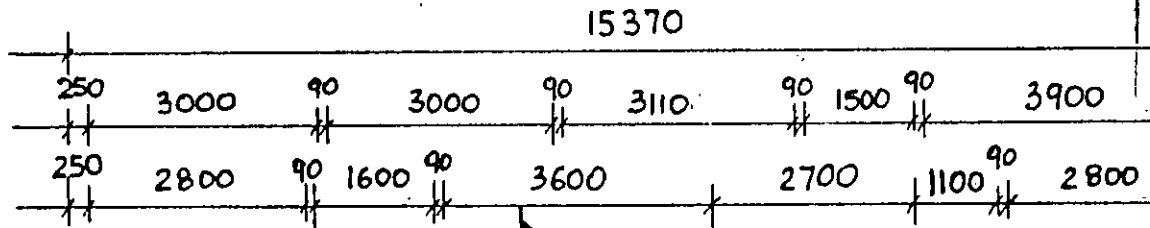
N-W ELEVATION

APPROVED FOR CONSTRUCTION BY THE HOLDER
 OF A CLASS " " LICENCE.
 CLASS OF OCCUPANCY: RESIDENCE
 BUILDINGS X
 M. Wolfe 18.6.85
 BUILDING CONTROLLER



S-E ELEVATION

BUILDINGS (DESIGN AND SITING)
 ORDINANCE 1964 AS AMENDED
 APPROVAL GRANTED
 5 JUN 1985
 NATIONAL CAPITAL
 DEVELOPMENT COMMISSION



AREA 140.52 sqm

DRAFTING SERVICE Ph: 959776 27/C GOWRIE COURT, NARRABUNDAH		DRAWN G. KWIATKOWSKI	
TITLE PROPOSED RESIDENCE PLAN BLOCK 10 SECTION 2 CHISHOLM			
BUILDER V.MATIC		DATE MAY 85	
SCALE 1:100	DWG No 2	JOB No 10	

100 mm SLAB ON GROUND TO BE ON MAX. 400 mm COMPACTED GRANULAR FILL ON SOLID GROUND. PROVIDE 1 LAYER F62 PLACED 20 mm FROM TOP OF SLAB.

PROVIDE 0.3 mm POLYTHENE MEMBRANE UNDER SLAB LAPPED & TAPED AT JOINS AND CARRIED UP SLAB EDGES.

WHERE SLABS ARE ON MORE THAN 400 mm FILL PROVIDE AN ADDITIONAL LAYER OF F62 AT BOTTOM AND 230 x 230 mm MASONRY PIERS AT MAX. 1800 mm SPACING.

CONCRETE STRENGTH FOR SLABS 20 MPa.

19 mm TONGUE AND GROOVE SELECTED FLOORING OR 25 mm 'PANELOECK' OR SIMILAR ON 100 x 50 mm HARDWOOD FLOOR JOISTS AT MAX. 450 mm CENTRES 100 x 75 mm HARDWOOD BEARERS AT MAX. 1800 mm CENTRES ON 230 x 230 mm MASONRY ISOLATED PIERS AT MAX. 1800 mm CENTRES 300 x 300 x 150 mm CONCRETE PADS UNDER PIERS.

WALL FRAMING TO BE IN ACCORDANCE WITH AS 1684 TIMBER FRAMING CODE 90 x 45 mm RADIATA TOP AND BOTTOM PLATES

PROVIDE DOUBLE TOP PLATES TO LOADBEARING WALLS. 90 x 35 mm STUDS AT 450 mm CENTRES TO WET AREAS 600 mm CENTRES ELSEWHERE 1 ROW 90 x 35 mm NOGGINGS THROUGHOUT.

450 x 250 mm CONC. STRIP FOOTINGS WITH 2 LAYERS F8TM 50mm COVER UNDER MASONRY WALLS.

PROVIDE 300 x 300 x 150 mm CONC. PADS UNDER MASONRY PIERS.

CONCRETE STRENGTH FOR FOOTINGS 15 MPa. Fc.

SELECTED CONC. ROOF TILES TO BE FIXED TO 50 x 38 mm HARDWOOD BATTENS TO MANUFACTURES INSTRUCTIONS.

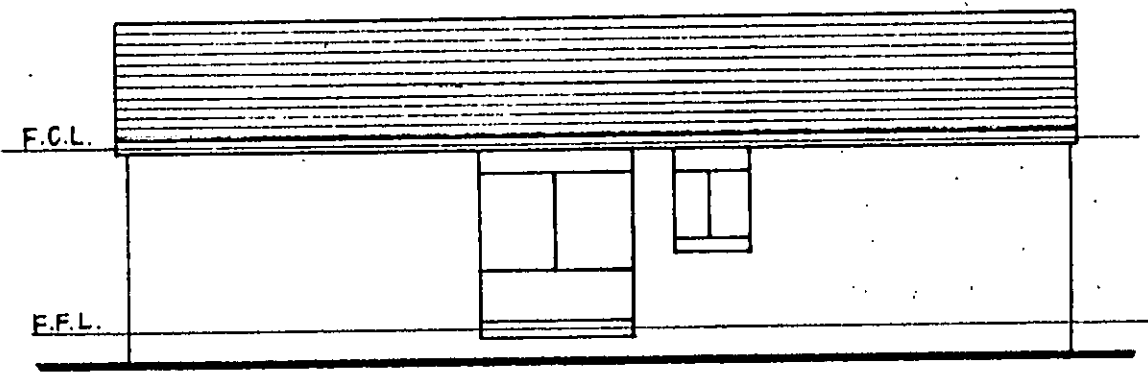
PRE-FABRICATED TIMBER ROOF TRUSSES TO ENGINEERING DETAILS.

MAX. TRUSS CENTRES 900 mm ALL WINDOWS TO OWNERS DIRECTION TO BE INSTALLED AS PER MANUFACTURES INSTRUCTIONS.

WINDOW SILLS TO BE BRICK ON EDGE RISERS - 180 mm TREADS - 240 mm

GUTTERS TO BE STANDARD GALVANISED QUADRANT EAVES GUTTERS.

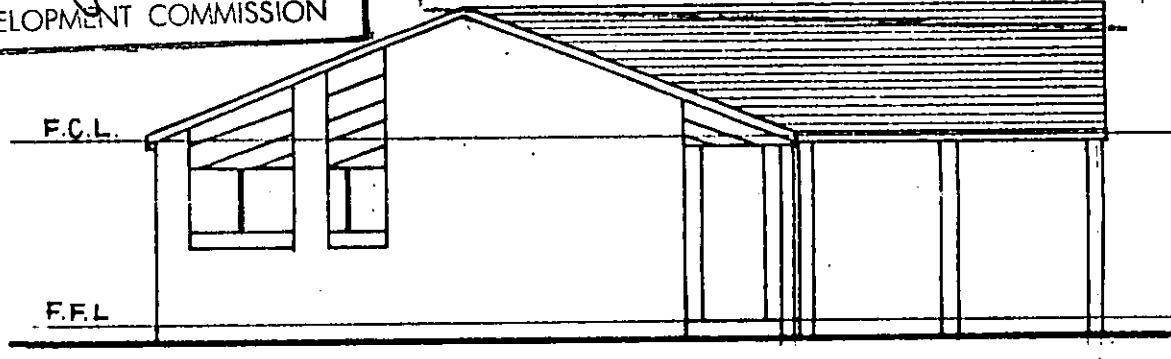
PLANS/FILE No. 67537
Received Building Section
29 MAY 1985
Dept. Territories & Local Government



N-E ELEVATION

BUILDINGS (DESIGN AND SITING) ORDINANCE 1984 AS AMENDED APPROVAL GRANTED
5 JUN 1985
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS " " LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS X
18-6-85
DEPUTY BUILDING CONTROLLER

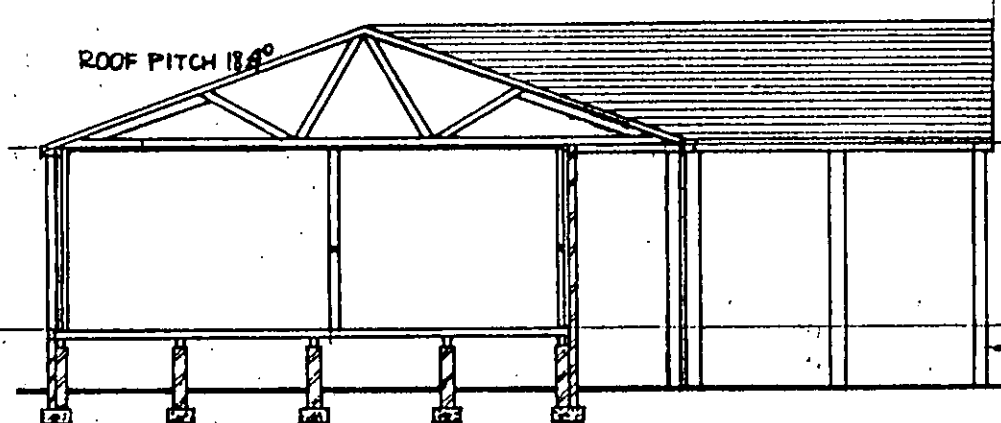


S-W ELEVATION

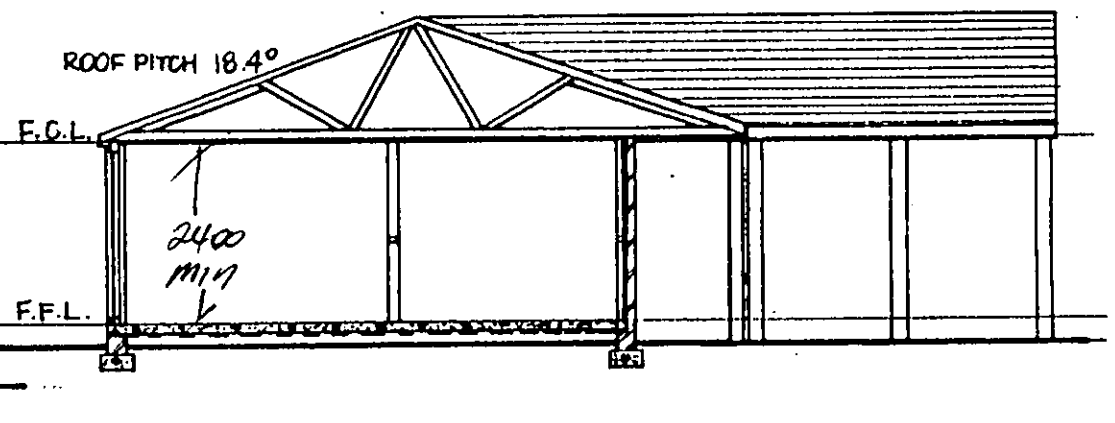
100 x 100 mm OREGON POSTS ON MILD STEEL SUPPORTS

LINTEL SIZES AS PER TRUSS MANUFACTURERS CHART

CONSTRUCTION MUST COMPLY WITH A.S. 1684-1979 TIMBER FRAMING CODE AND RELEVANT SUPPLEMENTS



OPTION 1 /BEARERS & JOISTS/



OPTION 2 /CONCRETE SLAB/

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

Depth of Fill under Slab not to Exceed 400 mm

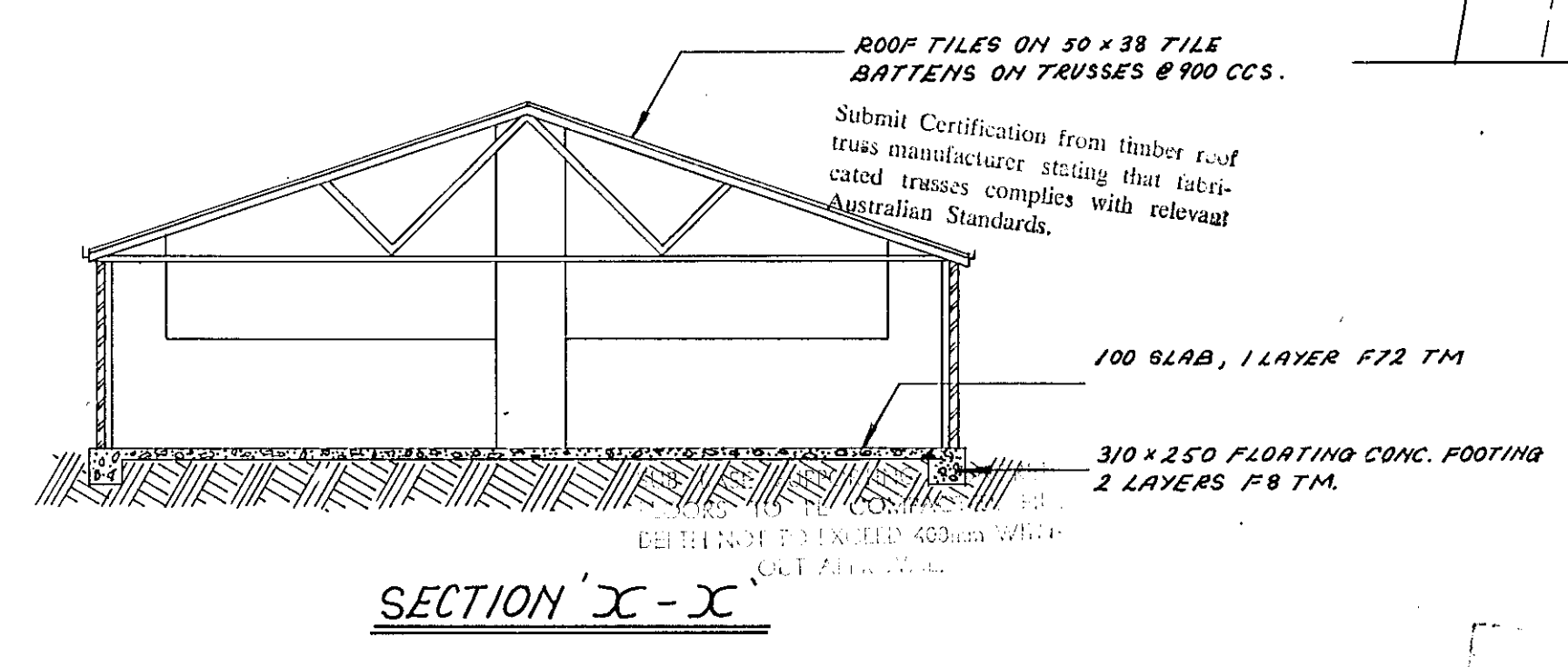
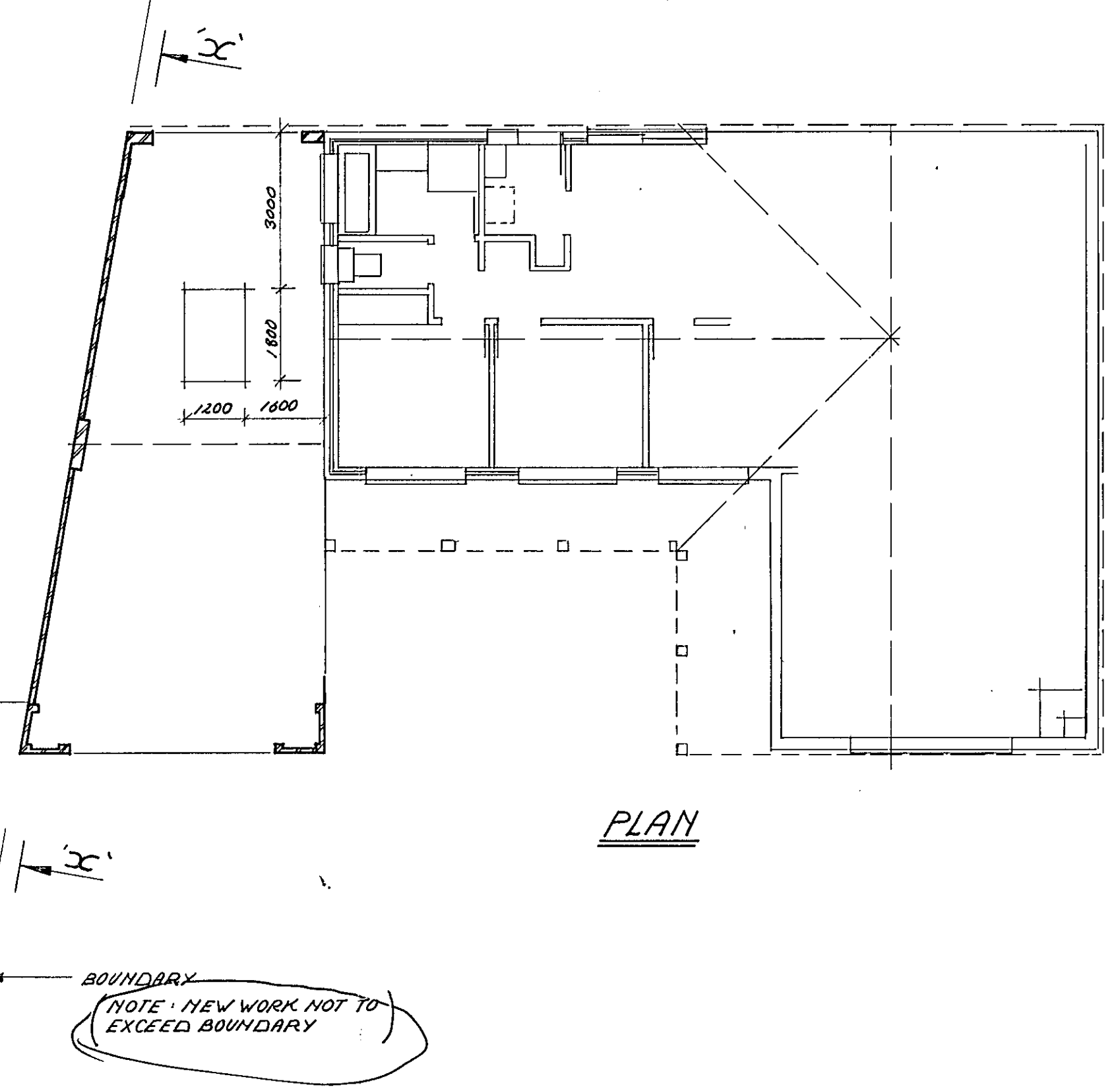
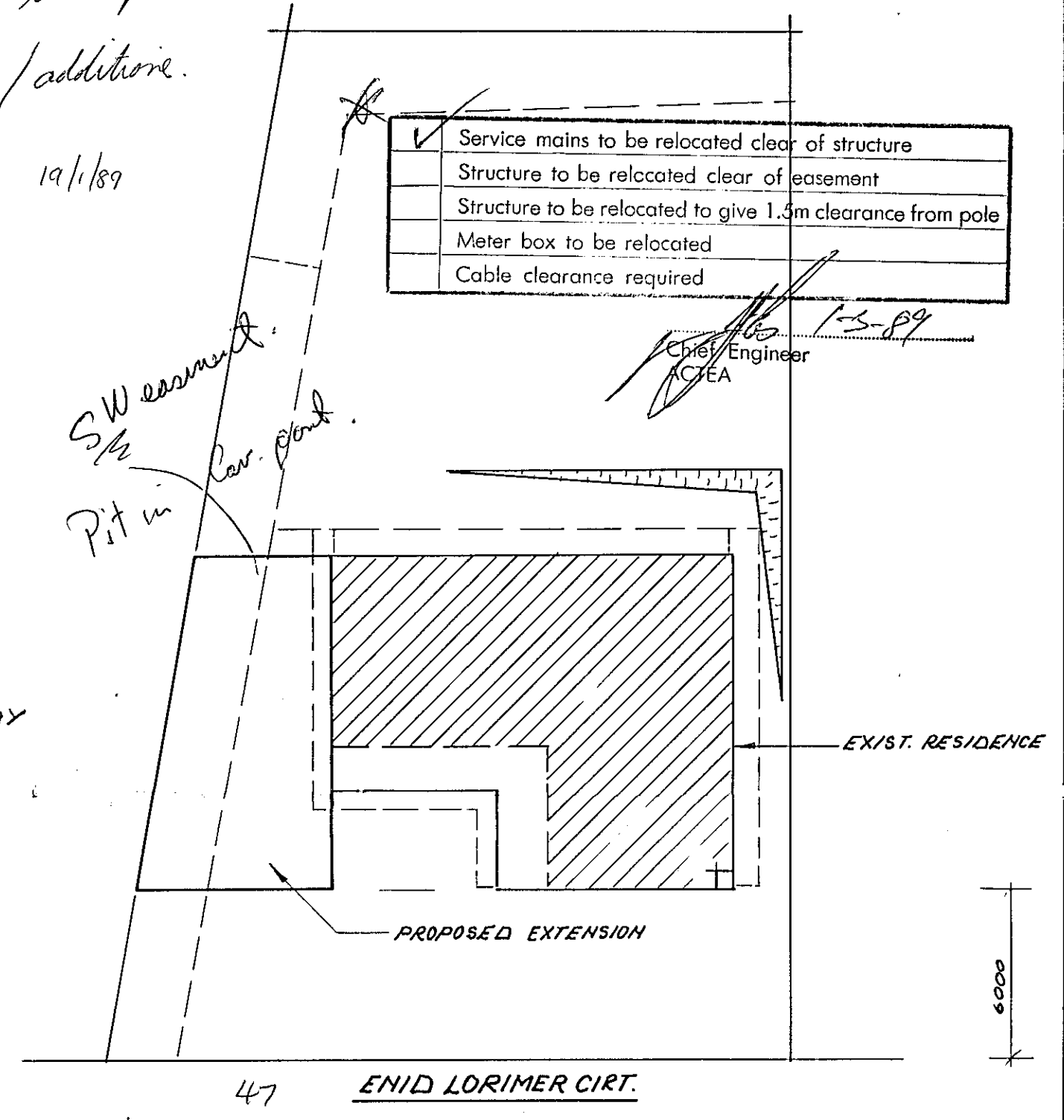
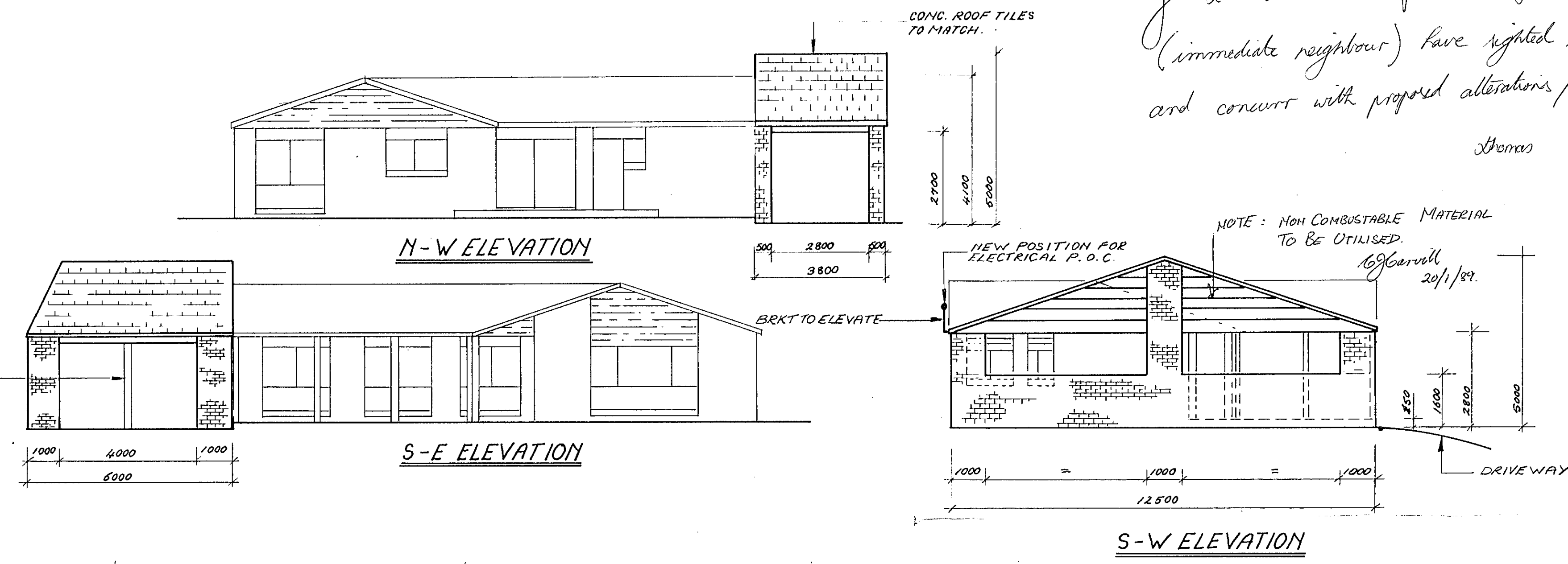
ALL DIMENSIONS ARE IN MILLIMETRES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY ALL DIMENSIONS ON SITE & SEEK INSTRUCTIONS IN CASE OF DISCREPANCIES BEFORE PROCEEDING. ALL WORK TO CONFORM TO ACT BUILDING MANUAL AND CURRENT SAA CODES.

DRAFTING SERVICE PH. 959776 27/C GOWRIE COURT, NARRABUNDAH		DRAWN G.KWIATKOWSKI	
TITLE PROPOSED RESIDENCE PLAN BLOCK 10 SECTION 2 CHISHOLM			
BUILDER V. MATIC		DATE MAY 85	
SCALE 1:100	DWG No 3	JOB No 10	

PLANS/FILE No. 67537A
Received Building Section
20 JAN 1989
ACT Administration

*51/2

Jeanne Thomas of Enid Lorimer Cirt, Chisholm
(immediate neighbour) have sighted these plans
and concur with proposed alterations/additions.
Thomas 19/1/89



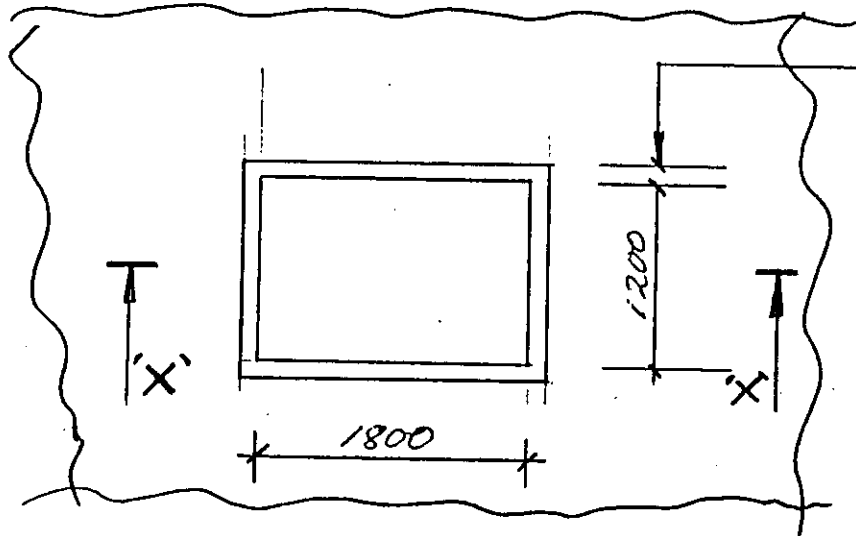
SITE PLAN
(SCALE 1:200)
PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
ENGINEER FOR WATER SUPPLY AND SEWERAGE 1/19
CHIEF ELECTRICAL ENGINEER 1/13/1989
STRUCTURAL ENGINEER 1/19

APPROVED FOR CONSTRUCTION BY THE MEMBER OF A CLASS 'C' TRADING CLASS LICENSED IN THE STATE OF WESTERN AUSTRALIA
16-3-89
VALUATION \$14,406

CARVILL DRAFTING SERVICES - Q
47 ENID LORIMER CRT CHISHOLM ACT TEL924556
PROPOSED CARPORT ACCOMMODATION FOR MR & MRS C. J. CARVILL OF ABOVE ADDRESS.
BLOCK:10 SECN:2
CHISHOLM ACT.
10-2 CHISHOLM

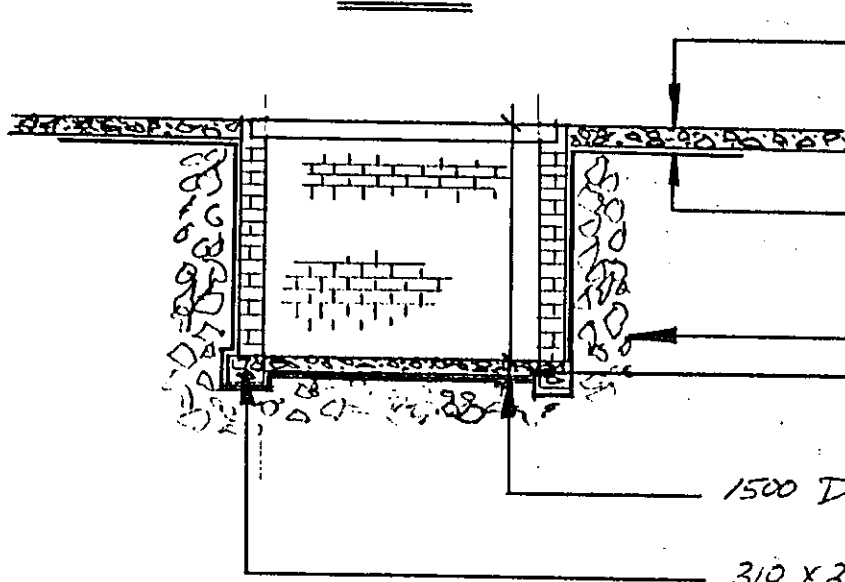
SCALE	1:100
TERR CAT	3
DATE	16 JAN 89
WORKING DRAWING	WD 1

67537/A



SHOULDER (100) AROUND PERIMETER
TO ACCEPT EITHER 100 X 50
HARDWOOD PLANKING, OR 'MADE
TO MEASURE' TRAP DOOR (HARDWOOD)

PLAN



CONC. BASE FOR CARPORT.

PLASTIC MEMBRANE.

HARD CORE BACKFILL.

50 CONC. BASE ON PLASTIC MEMBRANE.

1500 DEEP.

310 X 250 CONC. FOOTING

SECTION 'X-X'

"CARVILL DRAFTING SERVICES - X"	
BLK:10	SCALE
SEC:2	1:50
CHISHOLM.	TRD/CAT
DETAILS OF GARAGE CAR PIT TO SUPPLEMENT DRG WD1	3
WORKING DRG	DATE 16 JAN 89
	WD2



ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. 021733N1C1

This Certificate is issued in accordance with Section 53 (3) of the Building Act.

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.

Builder GERALD WILSON	Suburb CHISHOLM	Section 2	Block 10
Notice of Intention to Start Work Number 021733N1	Plan 021733/A		

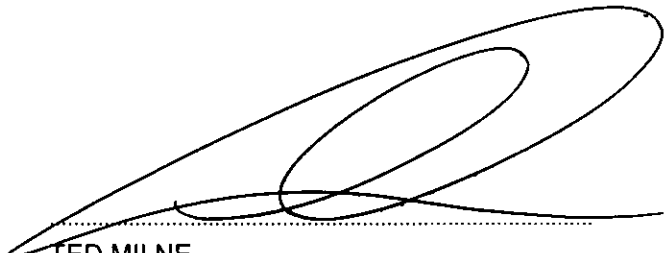
Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
OTHER	SEE DESCRIPTION		Existing pergola.	10a	NA
ALTERATIONS TO	RESIDENCE		Existing work.	1a (i)	NA

Comments

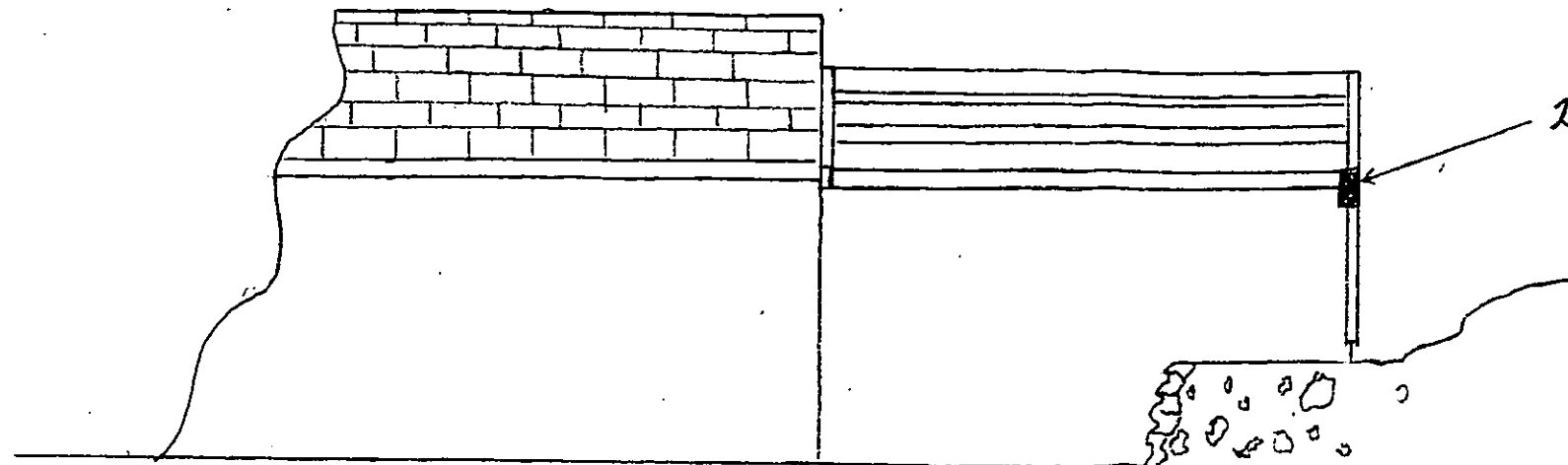
Important note:

1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.



TED MILNE
Deputy Building Controller

14/5/2002
Date



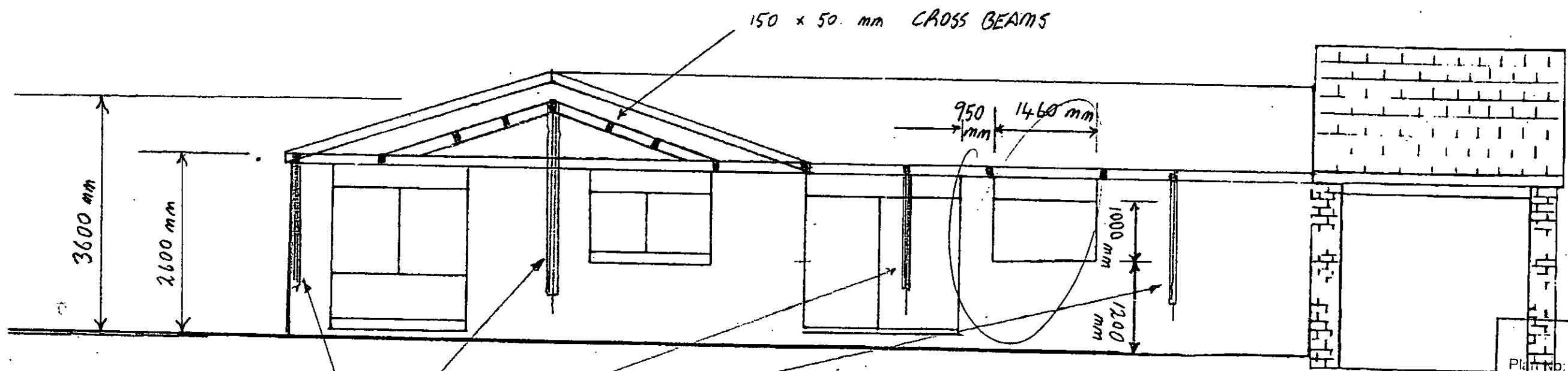
BUILDING APPROVAL
 Approved under s111 of the Building Act 1972
 2 MAY 2002
 By Council, via Planning and Land Management
 [Signature]

APPROVAL GRANTED
 PURSUANT TO SECTION 226 OF THE
 BUILDING ACT 1972

12 APR 2002
 [Signature]

N - E ELEVATION ← 5000 mm →

APPROVED
 2 - MAY 2002
 BY: [Signature]

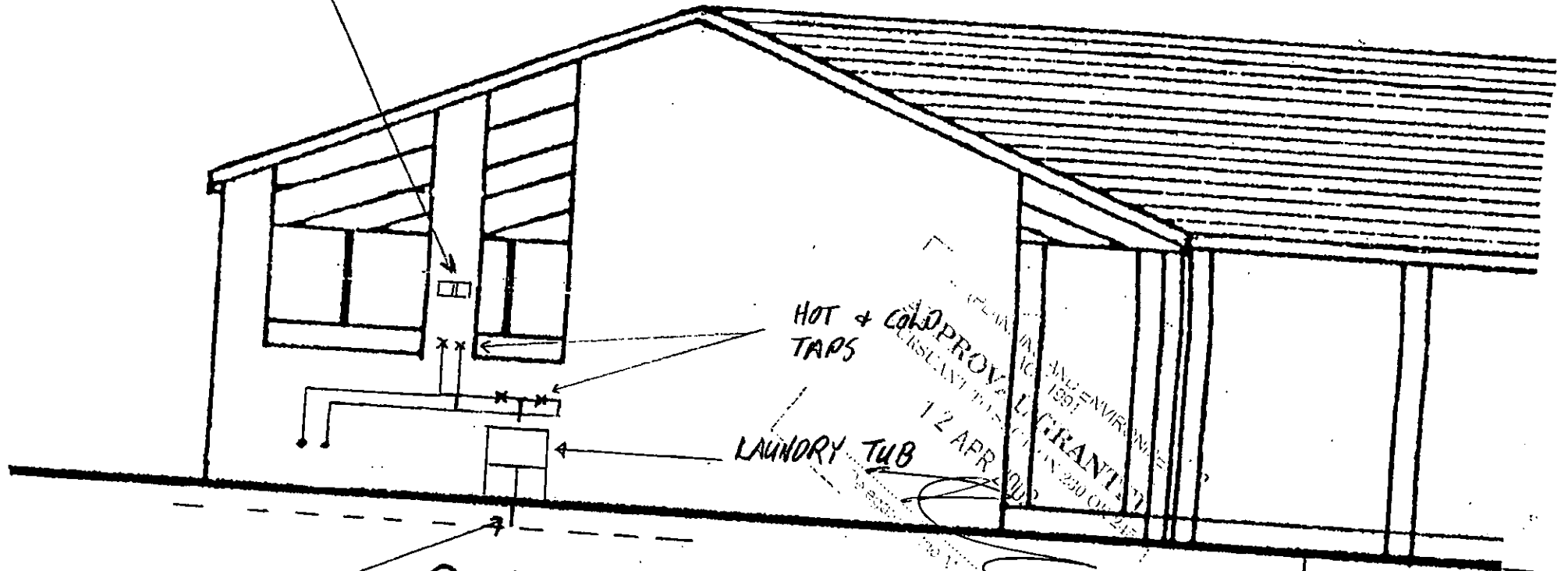


N - W ELEVATION

Plot No: 021733/A
 10 MAY 2002
 Received BEPCON
 Planning and Land Management

TITLE DEVELOPMENT PLANS FOR
 BLOCK 10 SECTION 2
 CHISHOLM
 DATE 10/4/02 PLAN 2 OF 5

TWO DUAL SPDs



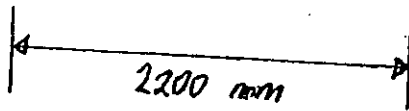
HOT + COLD TAPS

LAUNDRY TUB

PLANNING AND ENVIRONMENTAL
 12 APR 2002
 GRANT

S-W ELEVATION INSIDE GARAGE

EXISTING WASTE

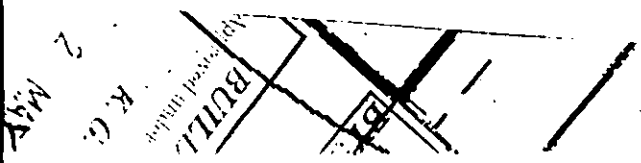


Plan No: 021733/A

10 MAY 2002

Received BEPCON
Planning and Land Management

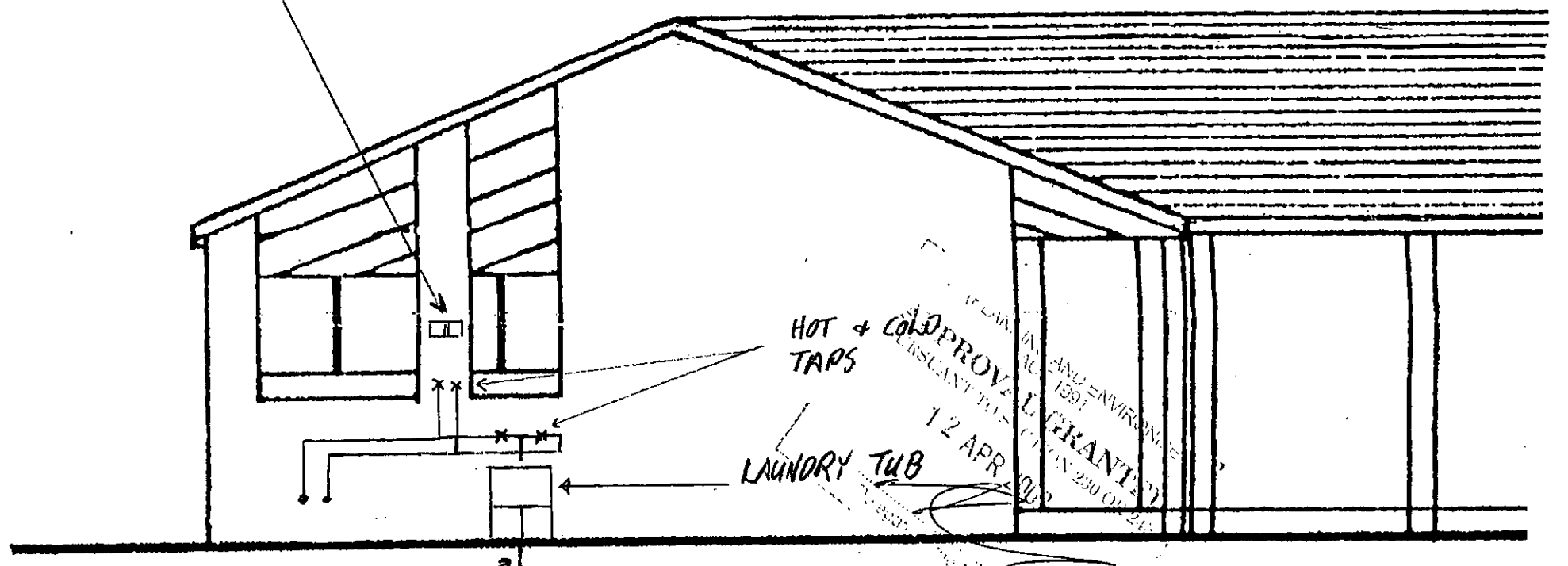
TITLE DEVELOPMENT PLANS FOR
 BLOCK 10 SECTION 2
 CHISHOLM
 DATE 10/4/02 PLAN 3 OF 5



06.5

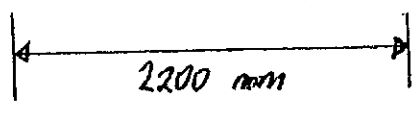
Plan No: 021733/A
 10 MAY 2002
 Received BEPCON
 Planning and Land Management

TWO DUAL SPDS

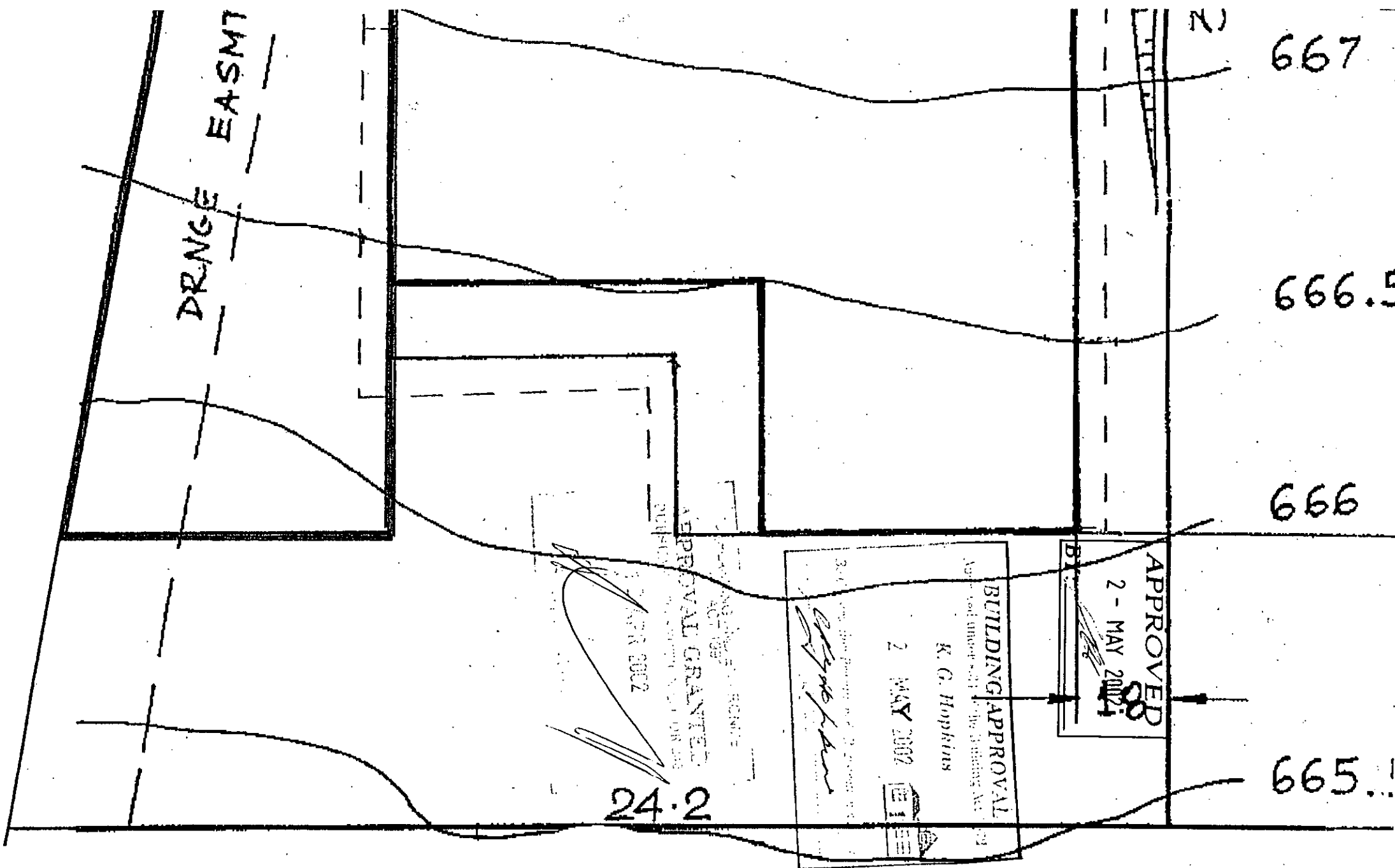


S-W ELEVATION INSIDE GARAGE

EXISTING WASTE



TITLE DEVELOPMENT PLANS FOR
 BLOCK 10 SECTION 2
 CHISHOLM
 DATE 10/4/02 PLAN 3 OF 5



SCALE 1:100

TITLE DEVELOPMENT PLANS FOR
 BLOCK 10 SECTION 2
 CHISHOLM
 DATE 10/4/02 PLAN 4 OF 5

Plan No: 021733/A
 10 MAY 2002
 Received BEPCON
 Planning and Land Management

200 x 50 mm OREGON
 100 x 100 mm POST.
 150 x 50 mm OREGON

APPROVED
 2 - MAY 2002
 BY: [Signature]

BUILDING APPROVAL
 2 MAY 2002
 [Signature]

APPROVAL GRANTED
 12 APR 2002
 [Signature]

TITLE DEVELOPMENT PLANS
 FOR BLOCK 10 SECTION 2
 CHISHOLM

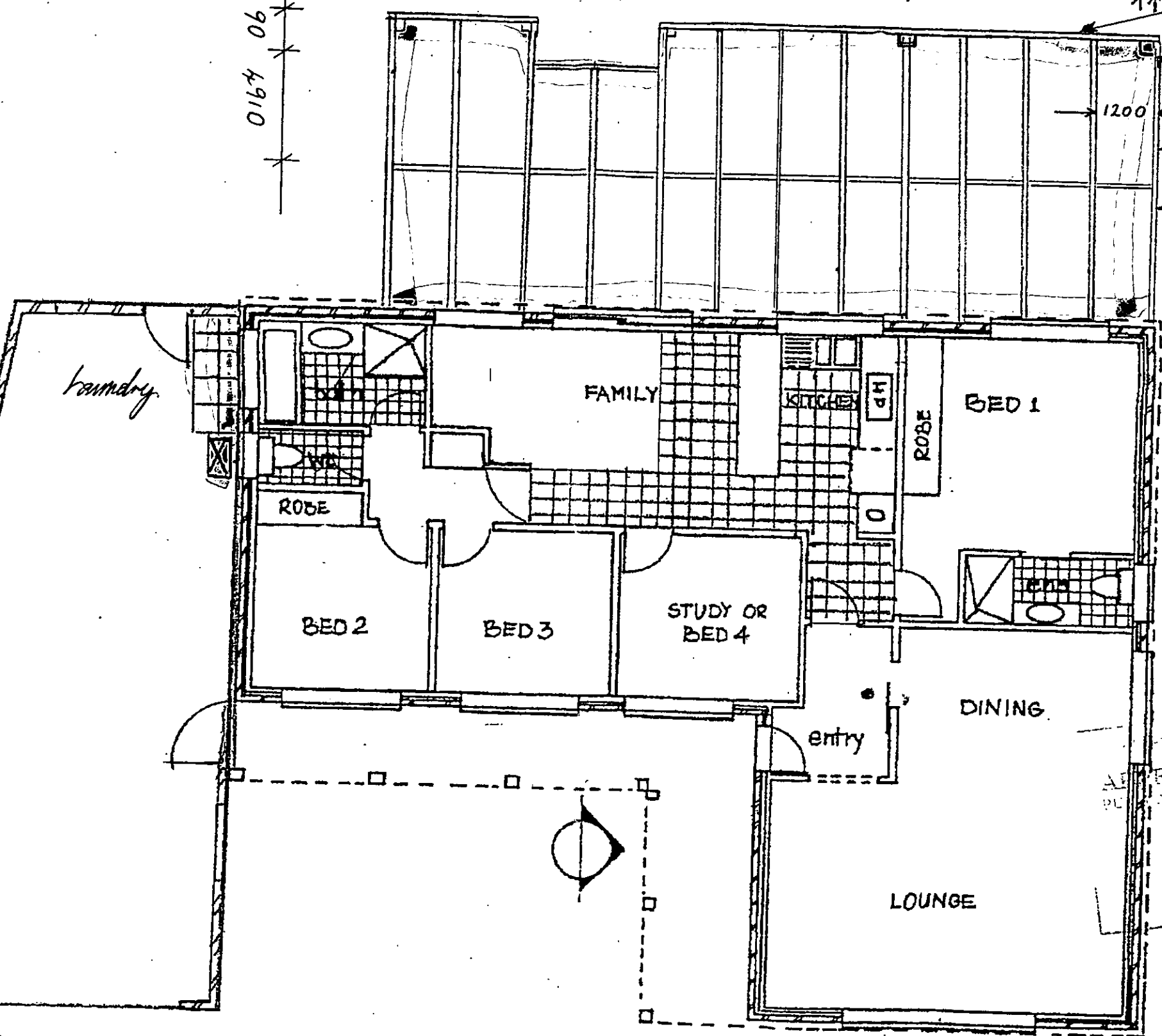
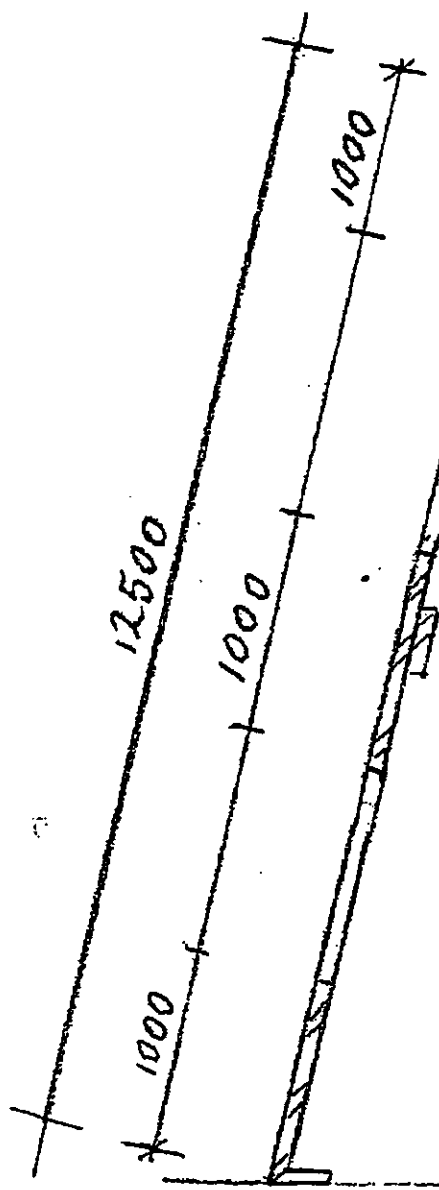
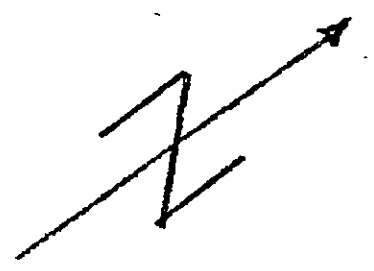
15370
 500 3800 250 3000 90 3000 90 3110 90 1500 90 3900

0164 06

1200
 1800
 5000
 BOUNDARY

250
 3600
 90
 1200
 90
 2650
 90
 4000
 250
 12230

6000 2300 2300 2300 1800 250 1510 90 3900 250
 250 1800 90 250 6000 250
 8870 6500





Certificate of Occupancy and Use

Certificate No.: **B20123446C1**

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
	10	2	CHISHOLM	TUGGERANONG	Australian Capital Territory

Plans
B20123446/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10a	Other	SEE DESCRIPTION	Proposed patio	NA		B20123446N1	SUMLOE PTY LTD

Comments

Important Note:

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Lindsay Crowe
Delegate of the ACT Construction
Occupations Registrar.

Issued on: 22/10/2012

BLOCK AREA : 770.00 SQ.M.

EXISTING RESIDENCE : 225.40 SQ.M.

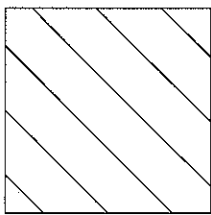
PROPOSED EXTENSION: 58.87 SQ.M.

GROSS FLOOR AREA : 284.27 SQ.M.

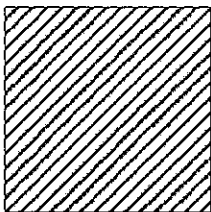
EXISTING RESIDENCE : 29.27 %

PROPOSED RESIDENCE : 7.65 %

PLOT RATIO : 36.92 %



=EXISTING STRUCTURES

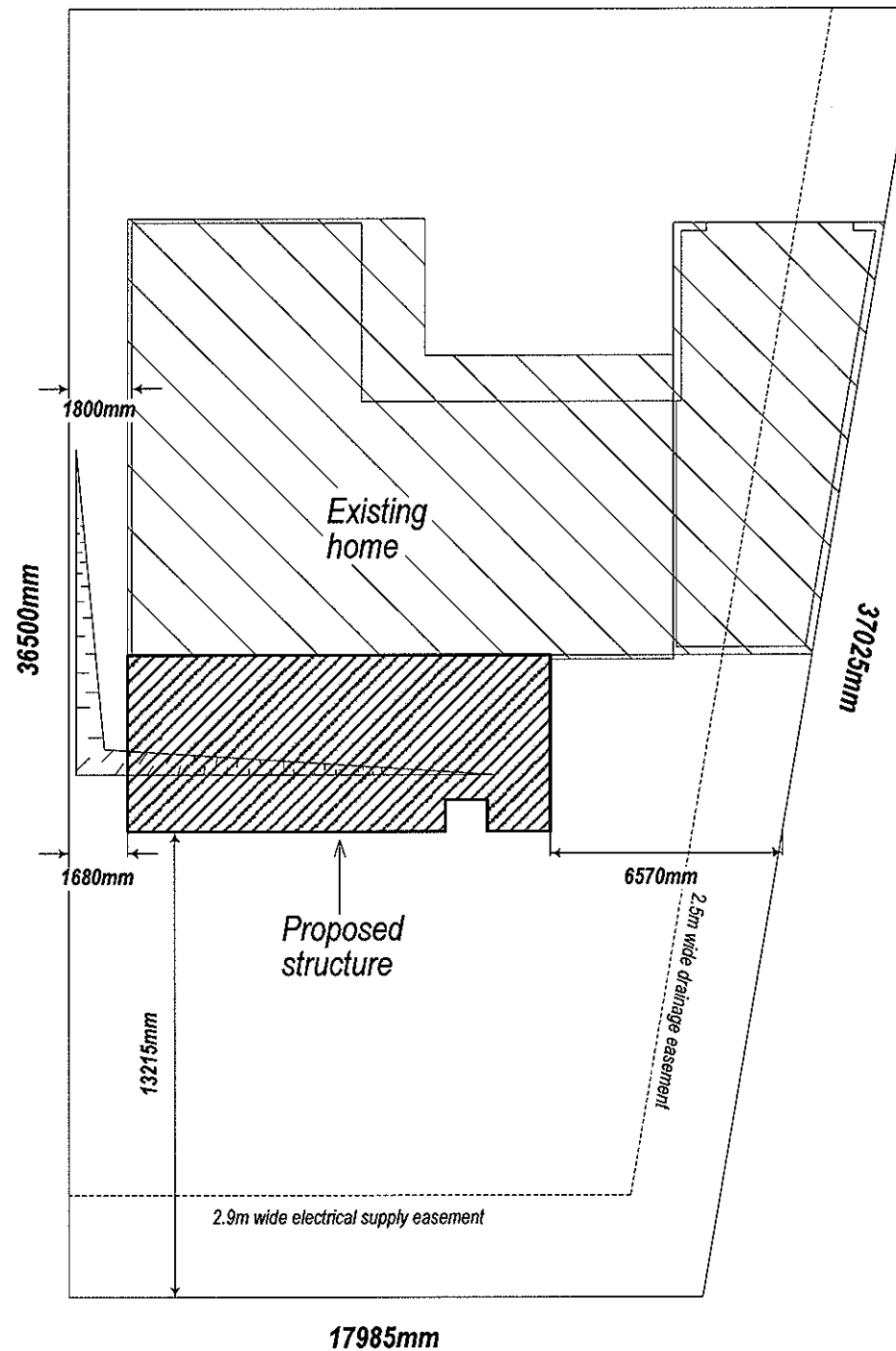


=PROPOSED STRUCTURE

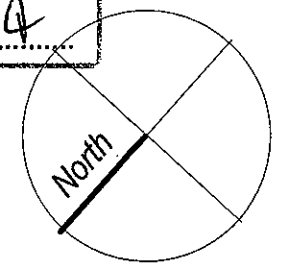
Site Plan 1:200 at A3

ENID LORIMER CIRCUIT

24200mm



SHEET No 1 OF 4



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162
 Delegate name CHRISTIAN HEMSLEY
 Date 9/7/2012

PRODUCT & MATERIALS
 CONTRACT NO. 79542
 POSTS: DEEP OCEAN
 GUTTERS: DEEP OCEAN
 BEAMS: CREAM
 ROOFING: CREAM TOP/
 CREAM BOTTOM
 CLEAR
 SPANLITES: CLEAR

BUILDING APPROVAL
 Issued under s.28 of
 the Building Act 2004
 Canberra Region
 Building Certifiers P/L
 Certifier Name
 Lic. No. 2011278
 10a
 BCA Occupancy Class
 MP
 BCA Type of Construction
 Issue date: 19/7/12
 Certifier signature

NOTES:
 Designed in accordance with
 Environment Protection Guidelines
 For Construction and Land
 Development in the ACT August
 2007

Whilst every effort is made to ensure
 that the information contained within
 this drawing (dimensioning and
 specifications etc) is correct, the
 draftsman does not accept any
 responsibility for errors or omissions
 which may occur.

All dimensions, areas, notation etc
 are to be confirmed by owner/builder
 before commencing works.

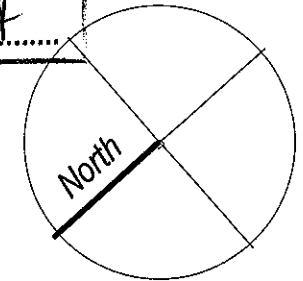
Notes:

 Drg. No. Pwd03
 Date: 11/4/2012

SPANLINE ACT
 Sumloe Pty Ltd, ABN 25 225 304 855
 Builders Lic. No. NSW 74459C ACT 2007847
 Cnr Sandford & Darling Streets, Mitchell ACT 2911
 Phone: (02) 62416999

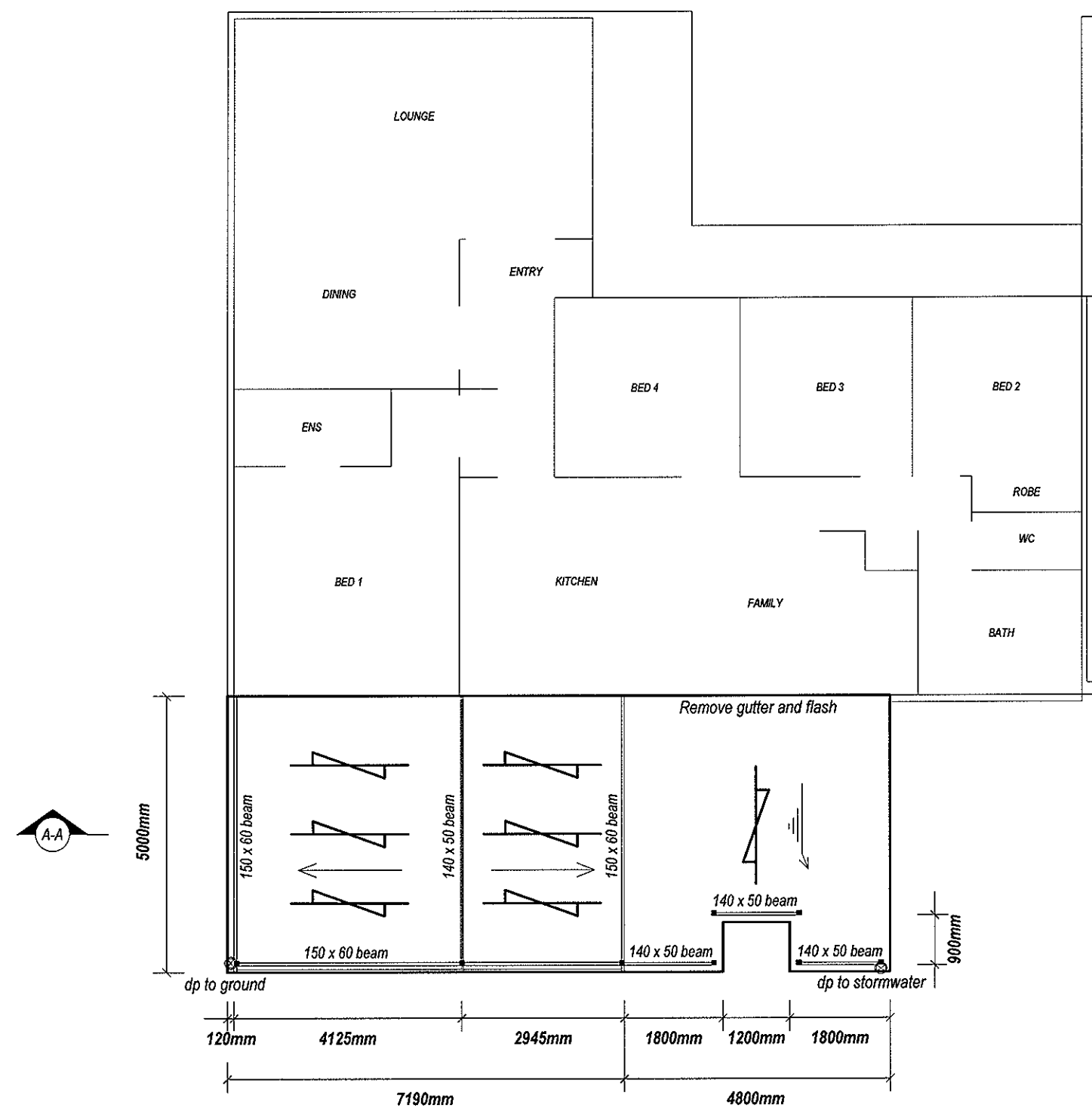
Proposed new gabled and skillion patio
For: Jeff and Jane Pederson
At: Block 10 Section 2
47 Enid Lorimer Circuit Chisholm 2905

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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162
 Delegate name CHRISTIAN HEMSLEY
 Date 9/7/2012

PRODUCT & MATERIALS
 CONTRACT NO. 79542
 POSTS: DEEP OCEAN
 GUTTERS: DEEP OCEAN
 BEAMS: CREAM
 ROOFING: CREAM TOP/
 CREAM BOTTOM
 CLEAR
 SPANLITES: CLEAR



BUILDING APPROVAL
 Issued under s.28 of
 the Building Act 2004
 Canberra Region
 Building Certifiers P/L
 Certifier Name
 Lic. No. 2011278
 BCA Occupancy Class
 BCA Type of Construction
 Issue date: 9/7/12
 Certifier signature:

NOTES:

- Xpro80 roofsheet (0.42mm steel), see RB 100 pg. 1 and G2 pg. 1.
- Beams 140 x 50 and 150 x 60 RFB, see RB 100 pgs. 2 - 3 and G2 pgs. 2 - 3.
- Posts 90 x 90 aluminium, see RB 100 pg. 6 and G2 pg. 4.
- Posts fixing to concrete footings.
- Post to beam connection, see RB 100 pg. 7 and G2 pg. 8.

Floor plan 1:100 at A3

Notes:
 Drg. No. Pwd01
 Date: 11/4/2012

SPANLINE ACT
 Sumloe Pty Ltd, ABN 25 225 304 855
 Builders Lic. No. NSW 74459C ACT 2007847
 Cnr Sandford and Darling Streets, Mitchell ACT 2911
 Phone: (02) 6241 6999

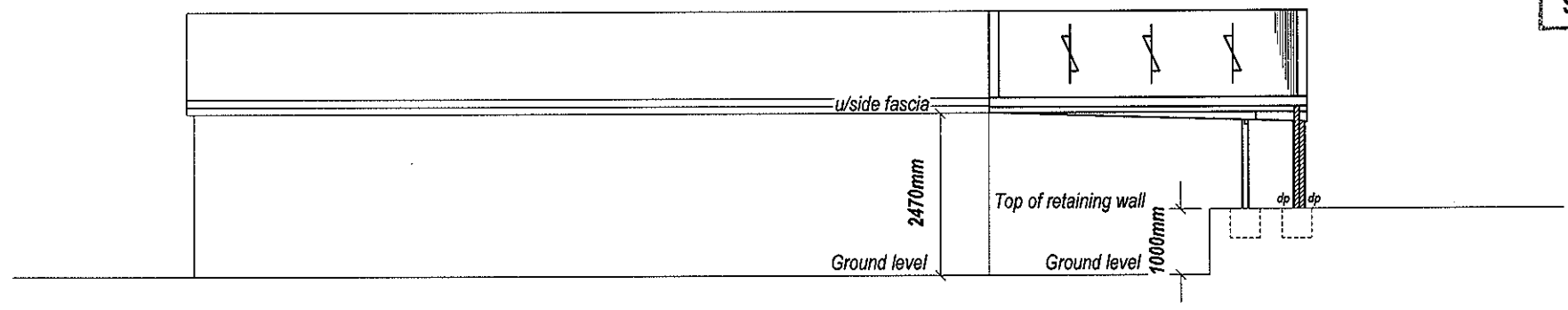
Proposed new gabled and skillion patio
For: Jeff and Jane Pederson
At: Block 10 Section 2
47 Enid Lorimer Circuit Chisholm 2905

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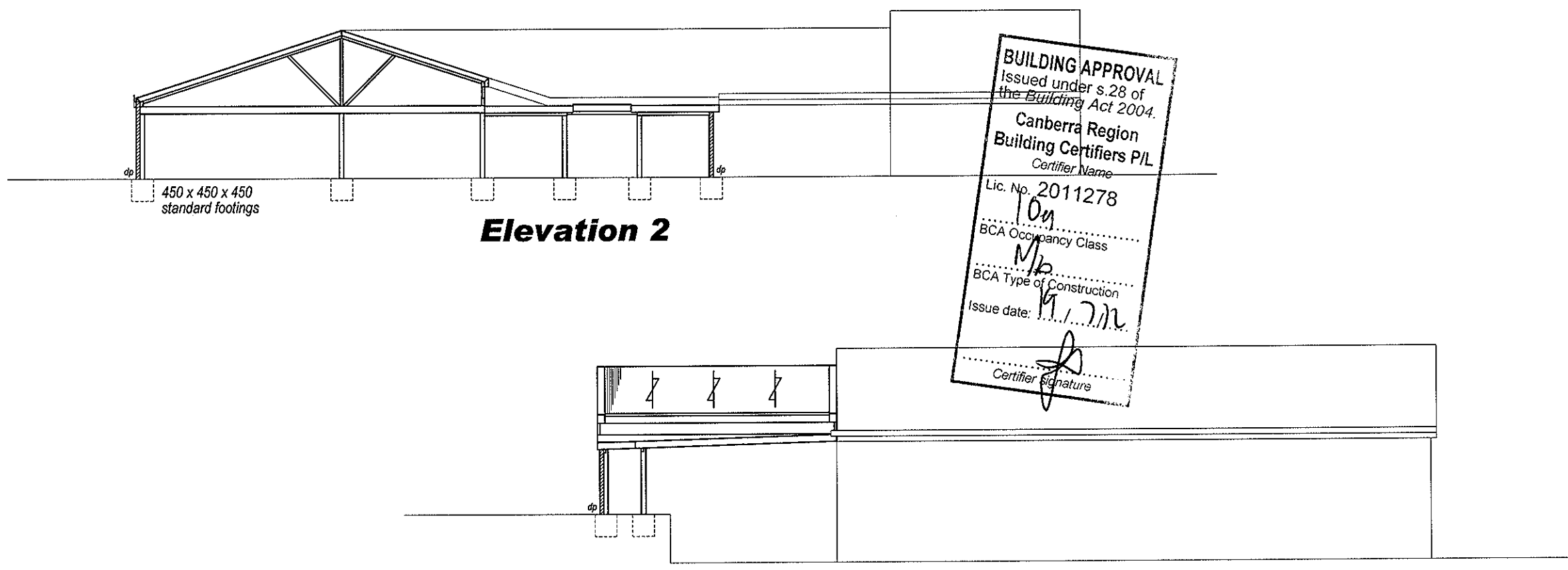
SHEET No 3 OF 4

PRODUCT & MATERIALS
 CONTRACT NO. 79542
 POSTS: DEEP OCEAN
 GUTTERS: DEEP OCEAN
 BEAMS: CREAM
 ROOFING: CREAM TOP/
 CREAM BOTTOM
 SPANLITES: CLEAR

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162
 Delegate name CHRISTIAN HEMSLEY
 Date 9/7/2012

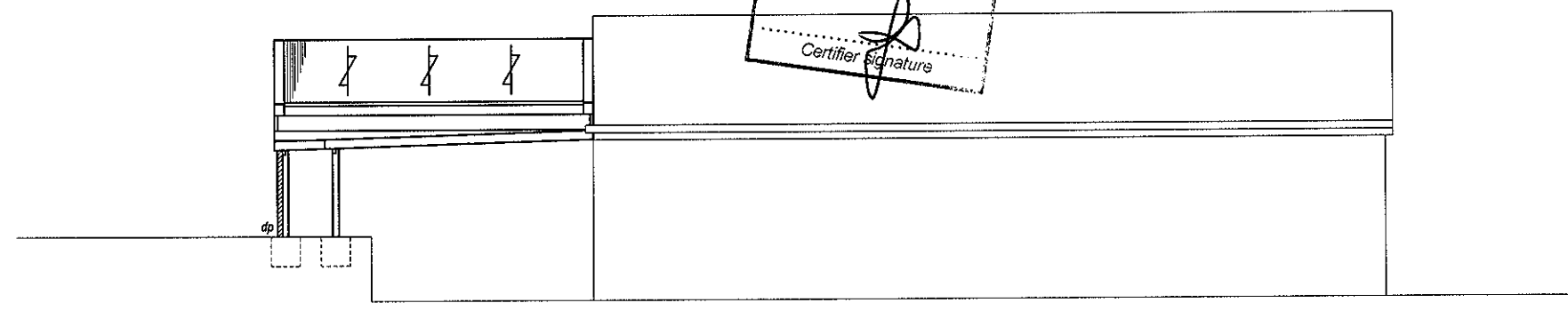


Elevation 1



Elevation 2

BUILDING APPROVAL
 Issued under s.28 of
 the Building Act 2004.
 Canberra Region
 Building Certifiers P/L
 Certifier Name
 Lic. No. 2011278
 10/11
 BCA Occupancy Class
 Mp
 BCA Type of Construction
 Issue date: 9/7/12
 Certifier Signature



Elevation 3

1:100 at A3

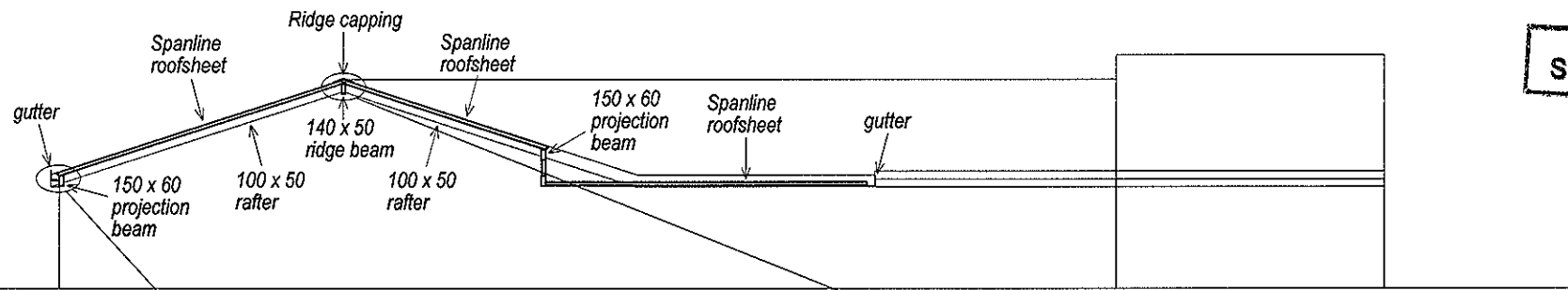
Notes:

 Drg. No. Pwd02
 Date: 12/4/2012

SPANLINE ACT
 Sumloe Pty Ltd, ABN 25 225 304 855
 Builders Lic. No. NSW 74459C ACT 2007847
 Cnr Sandford and Darling Streets, Mitchell ACT 2911
 Phone: (02) 6241 6999

Proposed new gabled and skillion patio
For: Jeff and Jane Pederson
At: Block 10 Section 2
47 Enid Lorimer Circuit Chisholm 2905

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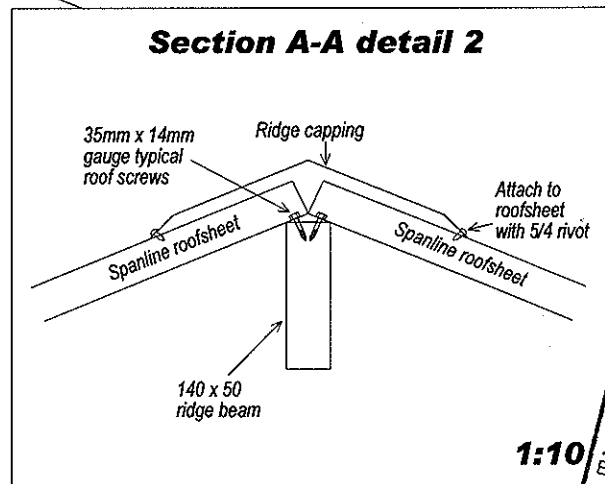
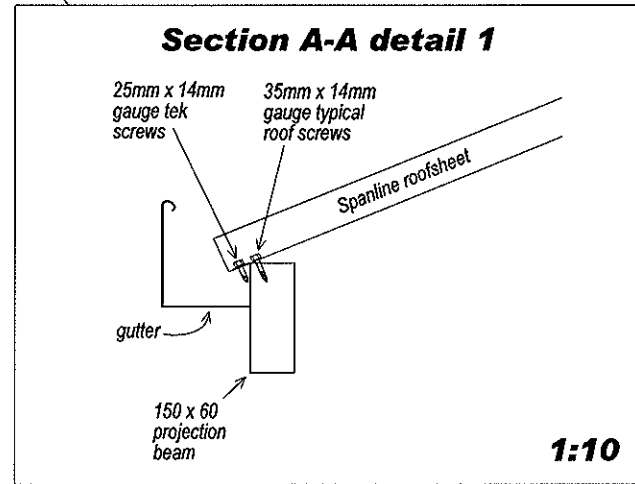


SHEET No 4 OF 4

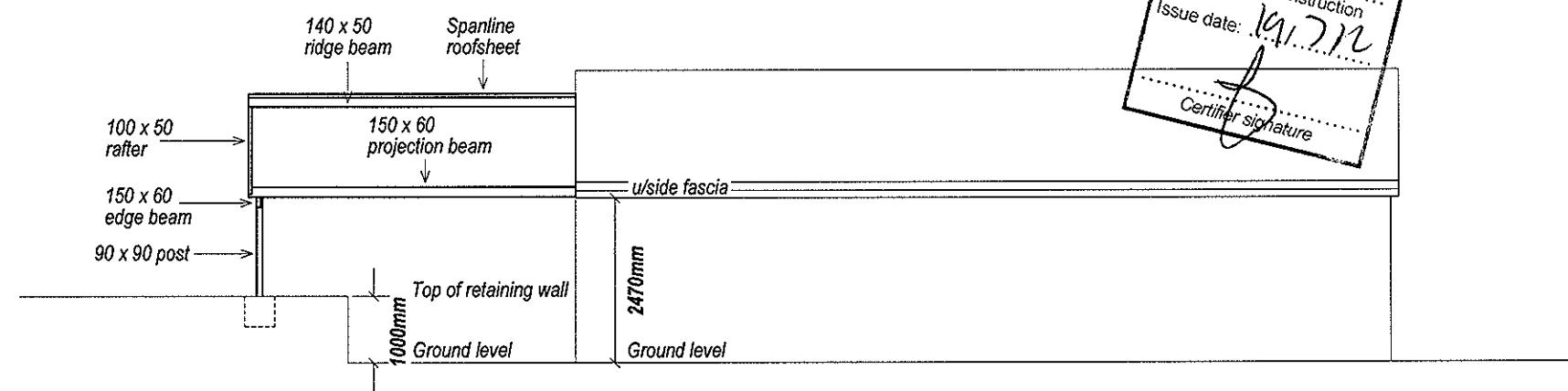
PRODUCT & MATERIALS	
CONTRACT NO. 79542	
POSTS:	DEEP OCEAN
GUTTERS:	DEEP OCEAN
BEAMS:	CREAM
ROOFING:	CREAM TOP/ CREAM BOTTOM
SPANLITES:	CLEAR

Section A-A

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162
 Delegate name CHRISTIAN HEMSLEY
 Date 9/7/2012



BUILDING APPROVAL
 Issued under s.28 of the Building Act 2004.
 Canberra Region Building Certifiers P/L
 Certifier Name
 Lic. No. 2011278
 BCA Occupancy Class
 BCA Type of Construction
 Issue date: 9/7/12
 Certifier signature



1:100 at A3

Notes:

Drg. No. Pwd03

Date: 12/4/2012

SPANLINE ACT
 Sumloe Pty Ltd, ABN 25 225 304 855
 Builders Lic. No. NSW 74459C ACT 2007847
 Cnr Sandford and Darling Streets, Mitchell ACT 2911
 Phone: (02) 6241 6999

Proposed new gabled and skillion patio
For: Jeff and Jane Pederson
At: Block 10 Section 2
47 Enid Lorimer Circuit Chisholm 2905

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PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 43769B

OWNER MR. V. MATIC

BLOCK 10 SECTION 2 CHISHOLM A.C.T.

—REFERENCES—

D.T. Disconnect Trap	V.C.P. Vitrified Clay Pipe	I.C. Inspection Chamber	F.T. Floor Trap
E.V. Educt Vent	C.I.P. Cast Iron Pipe	M.H. Man Hole	S.V.P. Soil Vent Pipe
G.T. Gully Trap	I.O. Inspection Opening	V.P. Ventilating Pipe	V.R. Vertical Riser
J.U. Jump Up	F.P. Fixed Point	E.J. Expansion Joint	

NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

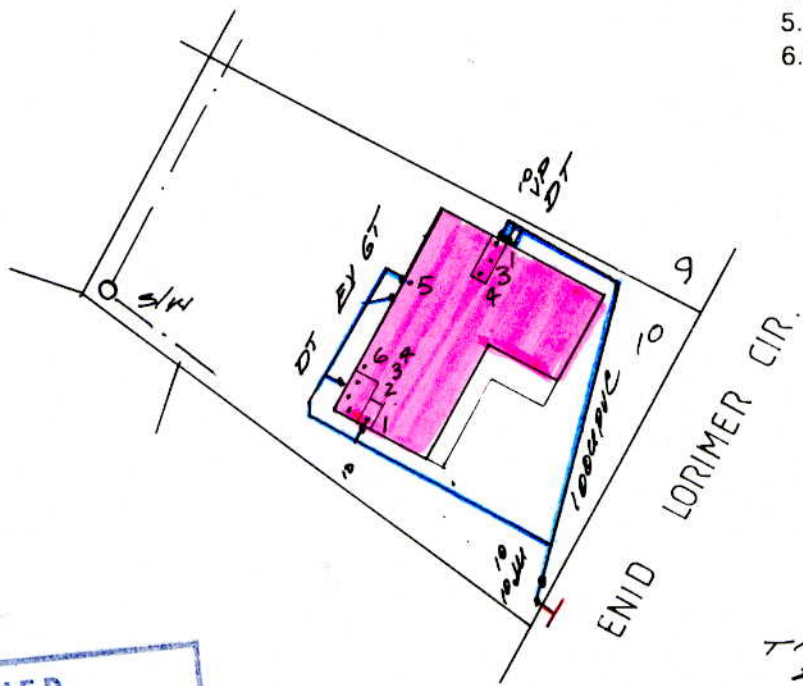
—SCALE: METRIC 1:500—



—FIXTURES—

AMENDED PLAN

	NO. OFF
1. WATER CLOSET	(2)
2. BATH	(1)
3. BASIN	(2)
4. SHOWER	(2)
5. SINK	(1)
6. TROUGHS	(1)



TIE 1.5
DEPTH 2.0
CH 39

APPROVED
SUBJECT TO APPROVAL OF
BUILDING PLAN



NOTES: INSPECTION OPENINGS TO BE PROVIDED AT THE TIE POSITION: ON EACH W.C. OR LOPHOPPER BRANCH: AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE: IMMEDIATELY UPSTREAM AND DOWNSTREAM OF JUMP-UPS. RAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS. RAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES. POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC). INCLUDING STACKS TO BE CONSTRUCTION IN ACCORDANCE WITH AS CA67 1972 AS CA69 1972 AS 2032 1977 AND CANBERRA CODES OF PRACTICE. VITRIFIED CLAY PIPES (V.C.P.) TO BE INSTALLED IN ACCORDANCE WITH AS 1693 AND AS A164

Designed by **GEOFF MOORE DESIGN P L 806294**
Plumbing & Drainage Consultants

DRAWN CM 12/86 REF A877

W. J. Gillard
SEWERAGE ENGINEER 30-12-85



ADDITIONAL WORK
WORK AS EXECUTED

Drainage Plan No. 43769 A

PLAN OF SANITARY DRAINAGE

For C. CARVILL

Block 10 Section 2 CHISHOLM

Scale 1:200

All work must be carried out in conformity with the Canberra Sewerage And Water Supply Regulations

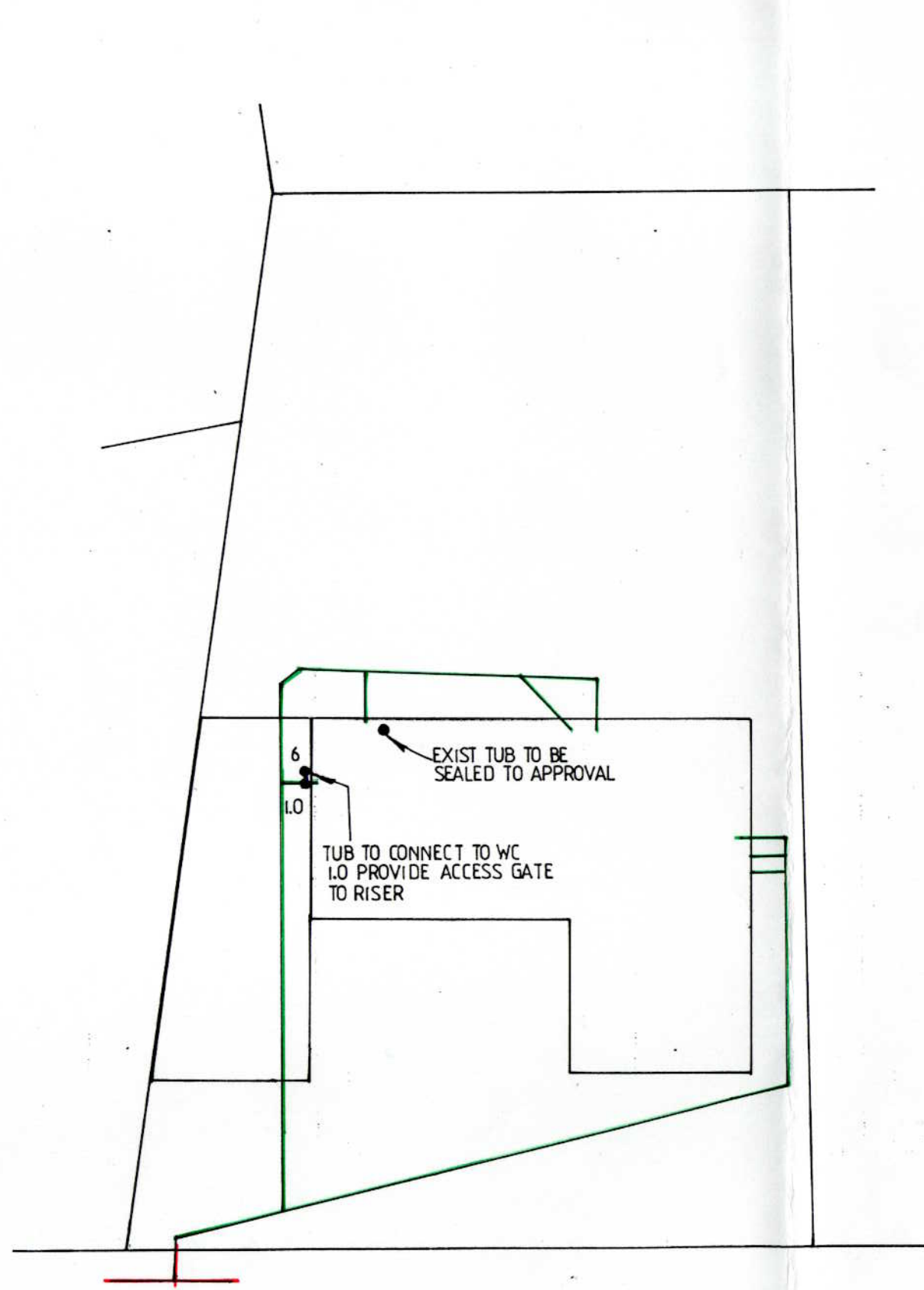
Designed to as 3500

REFERENCE

D.T.	Disconnecter Trap	1.	W. CLOSET	(-)
E.J.	Expansion Joint	2.	BATH	(-)
E.V.	Educt Vent	3.	BASIN	(-)
F.W.	Floor Waste	4.	SHOWER	(-)
I.C.	Inspection Chamber	5.	SINK	(-)
I.O.	Inspection Opening	6.	TROUGH	(1)
J.U.	Jump Up	7.	URINAL	(-)
M.H.	Man Hole	8.	CLEANERS SINK	(-)
O.R.G.	Overflow Relief Gully	9.	BIDET	(-)
S.V.P.	Soil Vent Pipe	11.	DISHWASHER	(-)
U.P.V.C.	Unplasticised Polyvinyl Chloride	12.	WASHING MACHINE	(-)
V.C.P.	Vitrified Clay Pipe	13.	GLASS WASHER	(-)
V.P.	Vent Pipe			

NOTES:

1. Drains to be laid shown in BLUE lines.
2. Existing drains shown in GREEN lines.
3. Existing drains 'X'ed in RED to be abolished to approval.
4. Drains to be supported on or from solid ground.
5. Copper pipes to be in accordance with AS.1432 Table 2 Type B tubes.
6. U.P.V.C. drains including stacks to be constructed in accordance with AS 2032
7. Drains under buildings must be retested. If test fails drains must be replaced.
8. Connection to ACTEW mains by ACTEW at contractors expense.
9. Sewer tie to be located on site before commencing any work.
10. This plan to be read in conjunction with approved Architectural plans and Specifications.
11. ORG levels to be in accordance with AS3500.2 clause 4.6.6.6 & 4.6.6.7.
12. I.O. at Property Boundary to be raised to ground level. See Plumbing Note 3.
13. Provide and install approved fire stop collars to all upvc penetrations of fire rated walls and floors.



CHECKED BY *B. Kuegel* 3-9-2001

Designed by BIRD MOORE & PARTNERS

Drawn 8/01

Ref Q 567

ENID LORIMER CIR



JOHN SKURR
CONSULTING
ENGINEERS

John Skurr Consulting Engineers Pty Ltd
2/23 Bentham Street | PO Box 7172 | Yarralumla ACT 2600
Phone 02 6282 4620 john@johnskurr.com.au

INSPECTION CERTIFICATION OF STRUCTURAL SUFFICIENCY

BLOCK/LOT 10	SECTION/DP 2	SUBURB/DIVISION/PARISH CHISHOLM
STREET ADDRESS 47 ENID LORIMER		
NAME OF LESSEE/OWNER OR BUILDER /DANIEL MACLAUGHLIN SHARPEST TOOL		

I certify that I have inspected the above building work and/or the following components and of their supporting elements:

GARAGE ROOF TRUSSES BOTTOM CHORD RECTIFICATION AT BUTT JOINT

To the best of my knowledge the building work is structurally sufficient, sound and stable to the Building Code of Australia under normal loading conditions relevant for this type of structure.
This certificate applies to the following:

380 by 75mm nail on nail plates, one each side of existing joint with minimum 10 Pryda nails each side of joint, 25mm gap in joint OK.

SIGNATURE:

John Skurr

DATE: 20 May 2014

QUALIFICATIONS:

BE Civil (Hons) UNSW Dip Eco MEnvIANZ MIEAust CPEng NPER 118674

Nail-On Plates continued:

Design Capacities for a typical Splice Joint

Limit State Design capacities for Pryda Nail-on Plates per pair of plates are as tabulated below with conditions:

- * All nail holes filled except within 60 mm of timber ends
- * Minimum edge distance to nail centre = 5D = 16 mm
- * Minimum edge distance plate to timber edge = 5 mm
- * Loading case = 1.2G + 1.5Qr (Roof Live + Dead Load)
- * Nails within 60 mm of butt joint are neglected
- * Positioning tolerance along plate length = 3 mm

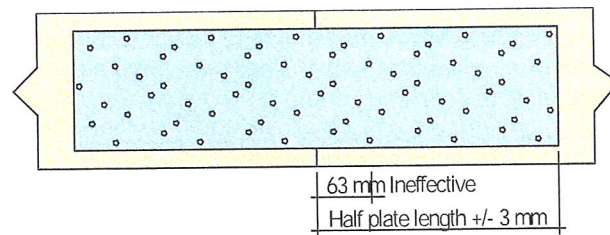


Plate Width (mm)	Minimum Timber Width (mm)	Design Capacity ϕN_d (kN) for a pair of plates in JD4 timber							
		Plate Length (mm)						Steel Capacities	
		50	125	190	250	315	380	Max Tension	Max Shear
75x1.0	90		N/S	6.4	12.8	19.2	24.4	35.2	21.2
100x1.0	120			9.0				46.0	27.6
126x1.0	140	N/S						58.0	35.0
150x1.0	170				26.0	40.0		70.2	42.5

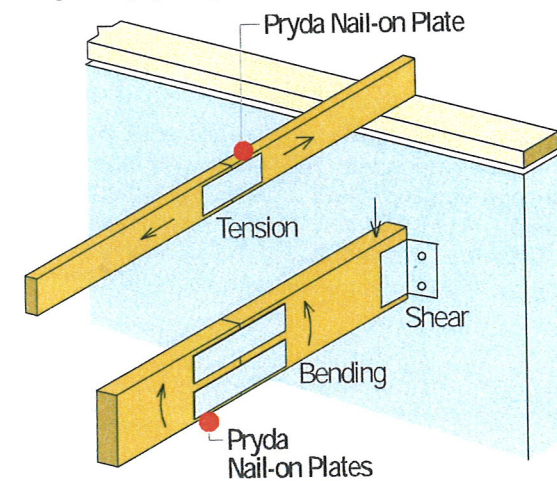
- Notes
- These design capacities apply directly for Category 1 joints as described in Table 2.2 of AS1720.1:2010. For Category 2 and Category 3 joints, multiply these capacities by 0.94 and 0.88 respectively.
 - The nail capacities (ϕN_d) given in the table above is capable of resisting a resultant design force arising from an axial tension and shear forces (i.e vector sum of the axial tension and shear forces).
 - The design capacities tabulated above apply directly to joints on JD4 timber for 1.2G+1.5Qr load case using $k_1 = 0.77$. For other load cases and timber joint groups, multiply these capacities by the load factors given below.
The resultant capacity must not exceed the maximum Steel Tension and Steel Shear values tabulated above.
 - 'N/S' in the above table signifies that the plate is not suitable for a splice joint connection, due to ineffectiveness of nails resulting from end-distance violations.
 - The duration factor (k_1) for wind load case in the table below is taken as 1.14, as specified in Table 2.3 of AS1720.1:2010.
 - Pryda Timber Connector nails may be replaced by Type 17 screws to achieve greater capacities. The end/edge distance and spacing requirements for screws are different to nails and therefore should be specified by the designer.

Load Case:	1.35G	1.2G + 1.5Qf	1.2G + Wd or 0.9G - Wu
Factor:	0.74	0.90	1.48

Joint group:	J4	J3	J2	JD5	JD3	JD2
Multiplier:	0.62	0.88	1.24	0.83	1.4	1.8

NAIL-ON PLATES

Heavy duty pre-punched plates



Features

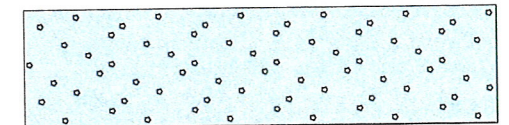
Pryda Nail-on Plates are flat, galvanised or stainless steel plates which are nail-fixed to timber to form various types of joints. Their medium to high load capacities and wide range of sizes makes them ideally suited for on-site work, including:

- ▶ Joining trusses on-site that have been made in parts in the factory.
- ▶ Fixing trusses to poles
- ▶ Any heavy duty timber connection where a **Knuckle nailplate** will not suffice
- ▶ Joining beams
- ▶ Repair work over existing fixings.

Pre-bent forms of **Nail-on Plates** are also available for use as cleats and brackets.

Specification

- Size: Size range is shown in **Design Capacities** table.
Steel: 1.0mm G300-Z275 galvanised steel
0.9mm in stainless steel



Product codes below are made up from: Width/Length, ie:

Thickness:	1.0 mm thick
75 mm width sizes:	NPA75/125, NPA75/190, NPA75/250, NPA75/315, NPA75/380
100 mm width	NPA100/190
126 mm width	NPA126/50
150 mm width	NPA150/250, NPA150/315
Packing:	Approx. 1.2 square metre per carton

Installation

Use only 35 x 3.15mm galvanised **Pryda Timber Connector Nails** or equivalent nails with these connectors. Stainless steel nails must be used with stainless steel **Nail-on plates**.

Number of Nail Holes per Plate

Plate Width	Plate Length (mm)					
	50	125	190	250	315	380
75		24	36	48	60	72
100			48			
126	15					
150				96	120	

Note: Nail density is approx. one nail per 400 mm²

Nails must be driven into all holes (ie: all holes filled), except for holes within 60 mm of timber ends and 15mm of timber edges, to achieve the full Design Capacities - see **Design Capacities for a typical Splice Joint**.