



# ACT Building Inspection Services

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CALWELL ACT 2905  
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Invoice No.: 2069  
Date: 4/11/2014

Andrew Copley  
56 Overall Avenue  
CASEY ACT 2913

## Tax Invoice

Description	Fee
Building, Pest and Compliance Inspection Report	762.30
ACTPLA Fee's - No GST	132.70
Fast Track Charges	280.00

**PAID**  
05/11/2014

Total Excluding GST	\$1080.25
Total GST	\$94.75
Total Including GST	\$1175.00
Amount Received	\$0.00
<b>Invoice Balance</b>	<b>\$1175.00</b>

Thank you for your business

### Remittance Advice

Andrew Copley  
56 Overall Avenue  
CASEY ACT 2913

ACT Building Inspection Services  
PO BOX 235  
CALWELL ACT 2905

Invoice No.: 2069  
Date: 4/11/2014  
**Amount Due: \$1175.00**

Amount: \$ \_\_\_\_\_

Please charge my:  MasterCard  Visa

Card No.:                Signature: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Exp. Date : \_\_\_ / \_\_\_ CVV2 No.: \_\_\_\_\_

I will pay by Direct Deposit/EFT  Please make payment to Bank: CBA BSB: 062593 ACC: 10239722



**BUILDING INSPECTION REPORT  
COMPLIANCE INSPECTION REPORT  
TIMBER PEST INSPECTION REPORT  
ENERGY RATING REPORT**

Reference: 2069

Date: 5 November, 2014

Inspector: David Navarro

Prepared in accordance with AS4349.0 and AS4349.1-2007

**56 Overall Avenue Casey**



MASTER BUILDERS  
AUSTRALIAN CAPITAL TERRITORY

Ph: 02 6102 1089 | PO Box 235 Calwell, ACT, 2905

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ACT Builders Lic 2012 1636 | ABN: 64 154 063 662

Summary	
Building type	Single Storey free standing house
Construction type	Brick veneer
Block type	Standard Block
Year of construction	2010
Bedrooms	4
Bathrooms	Main Bathroom & Ensuite
Vehicle accommodation	Double Garage
Approximate Gross floor area	House - 164m <sup>2</sup> Garage - 39m <sup>2</sup>
Block size	445m <sup>2</sup>
Block 24      Section 18	CASEY
Weather at time of inspection	Fine and Dry
Pest Report	None found, please read report in full.
Unapproved structures	Yes, Please read Compliance Report in its entirety.
Energy Rating	5 Stars
Orientation	West North West

Information	
Hot water	Gas hot water system
Heating/Cooling	Reverse cycle split system
Wall Insulation	R2.0 Fibre glass batts
Ceiling Insulation	R4.0 Fibreglass batts
Cooktop	4 Burner Gas cooktop
Oven	Electric fan forced
Dishwasher	Yes, working on day of inspection
Alarm system	Yes, system not tested
Ducted Vacuum	Yes, system not tested

Construction Details	
Floor type	Concrete slab on ground
Roof framing	Pre-fabricated radiata trusses
Roof cladding	Concrete tiles
Fascia	Metal Fascia
Gutters	Metal gutter quad down pipe
Window frames	Aluminium Improved
Glazing	Single glazed
Fences	Timber paling

#### Definition of terms;

**Good** - The condition of the area inspected has no visible significant defects at the time of inspection.

**Fair** - The condition of the area inspected has minor defects or wear and tear at the time of inspection.

**Poor** - The condition of the area inspected requires repairs or replacement at the time of inspection.

#### Furniture

*Note - Where a property is furnished at the time of the inspection, floor coverings, window treatments and Stored goods may be concealing some defects.*

 The Dwelling was partially furnished at the time of inspection.

External	
External Brick walls	Good condition
Windows	Good condition
Fly screens	Good condition
Weepholes	Inspected weepholes were clear at time of inspection
Site drainage	The property is situated on a block of land that appears to drain away/run off adequately.
Concrete driveway	Good condition
Front pathway	Good condition
Front porch	Good condition
Front fences	Good condition
Front gates	Good condition
Rear pathway	Good condition
Rear Pergola	Good condition
Rear sleeper retaining wall	Good condition
Clothes line	Folding clothes line
Fences	Good condition
Gates	Good condition

Outdoor Rear Pergola and Deck area	
Pergola translucent roof cladding	Good condition
Pergola timbers/ post / beams /battens	Good condition
Pergola construction	Good condition
Concrete slab to ground	Good condition

Roof Exterior	
Concrete tiled roof cladding	Good condition
Bedding & pointing	Good condition
Ridges	Good condition
Valleys	Good condition
Gutters	Good condition
Downpipes	Good condition
Fascia	Good condition
Eaves	Good condition
Bargeboards	Good condition
Lead Flashings	Good condition
Note	This is an opinion of the general quality and condition of the roofing material on the day of inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall.

**Important Notes:** *Roof drainage is not tested during our inspection; therefore it is not possible to determine the integrity of the roof drainage system under all conditions.*

<b>Electrical and Plumbing</b>	
Electrical	In regards to electrical, it should be noted that we are not electricians and any comment made is not that of a qualified electrician. ACTBIS recommend that a qualified contractor be engaged to make comment on any matter dealing with electrical issues.
Plumbing	In regards to plumbing, it should be noted that we are not plumbers and any comment made is not that of a qualified plumber. ACTBIS recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing.

<b>Attached Brick Double Garage</b>	
Double panel lift door	Good condition with remote control doors fitted
Ceiling/cornice	Good condition
Walls	Good condition
External Access door & hardware	Good condition
Floor coverings	Concrete slab
Internal Access door & hardware	Good condition
Inspection limited by	Stored goods

<b>Entry</b>	
Front timber entry door & hardware	Good condition
Security Screen door	Good condition
Ceiling/cornice	Good condition
Walls	Good condition
Architrave/skirtings	Good condition
Panel door & hardware	Good condition
Floor coverings	Floating floor fitted

<b>Bedroom 1</b>	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architraves /skirting	Good condition
Panel door & hardware	Good condition
Walk in robe	Good condition
Floor coverings	Carpet laid to floor

Ensuite	
Ceiling/cornice	Good condition
Heat Light Fan	Good condition
Tiled walls	Good condition
Window	Good condition
Vanity	Good condition
Mirror	Good condition
Basin & Tap ware	Good condition
Shower tiled walls	Good condition
Shower screen	Good condition
Shower tiled base	Good condition
Dual flush toilet suite	Good condition
Floor coverings	Tiles laid to floor
Panel door & hardware	Good condition
Water leakage	No water leakage was detected
Floor Waste	Yes

The shower recess was tested and there was no visible water penetration to surrounding areas.

**Important Note:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

Lounge Room	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architrave/skirtings	Good condition
Aluminium sliding door & hardware	Good condition
Floor coverings	Floating floor fitted

Kitchen & Family Room	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architraves/skirting	Good condition
Aluminium sliding door & fixtures	Good condition
Cavity sliding door & hardware	Good condition
Kitchen floor covering	Floating floor fitted
Family floor covering	Floating floor fitted
Kitchen cupboards	Good condition
Bench top	Good condition
Tiled splashback	Good condition
Range hood	Good condition
Sink & tap ware	Good condition

Hallway	
Ceiling/cornice	Good condition
Walls	Good condition
Architraves/skirting	Good condition
Windows	Good condition
Floor coverings	Floating floor fitted

## Smoke Detectors

The purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

## Roof Void Space

Roof Structure	Pre-fabricated radiata trusses aligned and in good condition
Ceiling Insulation	Yes, R4.0 fibre glass Batts
Reflective Foil	No

## Laundry

Ceiling/cornice	Good condition
Architraves	Good condition
Walls	Good condition
Panel door & hardware	Good condition
Floor coverings	Tiles laid to floor
External panel door & hardware	Good condition
Window	Good condition
Cupboard	Good condition
Tub & tap ware	Good condition

## Main Bathroom

Ceiling/cornice	Good condition
Heat Light Fan	Good condition
Tiled walls	Good condition
Window	Good condition
Mirror	Good condition
Vanity	Good condition
Basin & Tap ware	Good condition
Shower tiled walls	Good condition
Shower screen	Good condition
Shower tiled base	Good condition
Spa Bath & tap ware	Good condition
Floor coverings	Tiles laid to floor
Panel door & hardware	Good condition
Floor Waste	Yes

## Toilet

Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Dual flush toilet suite	Good condition
Floor coverings	Tiles laid to floor
Panel door & hardware	Good condition
Water leakage	No water leakage was detected

<b>Bedroom 2</b>	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architraves /skirting	Good condition
Panel door & hardware	Good condition
Panel door robe & hardware	Good condition
Floor coverings	Carpet laid to floor

<b>Bedroom 3</b>	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architraves /skirting	Good condition
Panel door & hardware	Good condition
Panel door robe & hardware	Good condition
Floor coverings	Carpet laid to floor

<b>Bedroom 4</b>	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architraves /skirting	Good condition
Panel door & hardware	Good condition
Panel door robe & hardware	Good condition
Floor coverings	Carpet laid to floor

<b>General access limitations</b>	
Was the property furnished at the time of inspection? Yes	<i>Note – Where a property is furnished at the time of the inspection, floor coverings, window treatments and stored goods may be concealing some defects.</i>
External	A full inspection was carried out to the exterior.
Garage	A full inspection was carried out to the Garage.
Concrete tiled Roof	A full inspection was carried out to the roof top.
Roof void space Please Note.	Please note. Inspection over the eaves was restricted due to low pitch and clearance. This allowed only for a limited visual inspection from a distance to be carried out, other restrictions found in the roof void, insulation and ducting flex on top of ceiling, reducing a visual inspection of the ceiling and frame timbers. Damage/defects/timber pest, it is recommended that access be gained to these areas as they may contain concealed defects.



## Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of major defects** in this residential building as compared with similar Buildings is considered: **Typical.**

**The incidence of minor defects** in this residential building as compared with similar Buildings is considered: **Typical.**

**The overall condition** of this residential building in the context of its age, type and general expectations of similar properties is: **Average.**

*Please Note:* This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the report and anything in this summary, the information in the report shall override any details in this summary.

## Definitions

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a Defect requiring building works to avoid unsafe conditions, loss of function, or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a major defect.

**Accessible area:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

## Important Advice

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material, which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

**Weep holes:** External brick (and stone) walls are porous material it actually behaves much like a sponge. During a rain event, the masonry wall actually absorbs water and actually stores it. The weep holes are designed for two purposes; it provides an opening to allow water to drain out through the bottom of the wall, and it is intended to allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

## Scope and Limitations

**Important information regarding the scope and limitations of the inspection and this report:** Any person that 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.

**1) This report is NOT an all-encompassing** report, dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature, you should contact a structural engineer.

**2) This is a visual inspection only,** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to; foliage, mouldings, roof insulation/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 in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

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

**4) Consumer Complaints Procedure:** In the event of any dispute or claim arising out of, or relating to, the inspection or the report, you must notify us as soon as possible of the dispute or claim by email, mail, or in person. You must allow us (*which includes people nominated by us*), to visit the property (*which must occur within twenty-eight (28) days of your notification to us*), and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If you are not satisfied with our response, you must within twenty-one (21) days, of your receipt of our written response refer the matter to a mediator from *The Master Builders Association*, as nominated by us. The cost of the mediator will be borne equally by both parties, or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. *The Master Builders Association* will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the arbitrator within twenty-one (21) days of the appointment of the arbitrator; *and*
- (b) The arbitration will be held within twenty-one (21) days of the arbitrator receiving the written submissions.

The arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**5) Magnesite Flooring Disclaimer:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

**6) Asbestos Disclaimer: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the *Additional Comments* section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

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

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

**9) Site Drainage:** The general adequacy of site drainage is not included in the Standard Property Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

## Important Disclaimer

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



**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at their own risk. However, if ordered by a real estate agent or a vendor for the purpose of auctioning a property, then the inspection report may be ordered up to seven (7) days prior to the auction, and copies may be given out prior to the auction, and the report will have a life of fourteen (14) days, during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, they may rely on the report subject to the terms and conditions of this agreement and the report itself.

**Note:** In the ACT under the Civil Law (*Sale of Residential Property Act 2003*), and regulations, the report resulting from this inspection may be passed to the purchaser as part of the sale process, providing it is carried out not more than three (3) months prior to listing, and is not more than six months old.






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

**This Report may be attached to the contract provided that:**






**I. This Report must include:**

-  *the inspection date; and*
-  *the Pacific International Insurance Limited policy number, and expiry date of the professional indemnity insurance policy covering the inspector who provided the report.*

**2. The vendor and the purchaser are advised that within 7 days after the inspection date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register:**

-  *the fact that this report has been prepared; and*
-  *the street address of the property inspected; and*
-  *the inspection date stated in this report; and*
-  *the name and contact details of the company, partnership or sole trader that employs the timber pest inspector who prepared the report; and*
-  *the name of the timber pest inspector who carried out the inspection.*

**3. As required by Part 2, Section 7 and Clause 5 of the regulations, the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;**

-  *the inspection was carried out not more than three months prior to the date the property named on the front of the report was first listed or offered for sale; and*
-  *the date on which the settlement took place was not more than one hundred and eighty (180) days after the inspection date; and*
-  *the report is given by the vendor to the prospective purchaser prior to exchange and prior to the expiration of any 'cooling-off period' allowed in the act; and*
-  *the purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and*
-  *the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.*

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

**4. The vendor and the purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the timber pest inspector that prepared this report, may supply a copy to any person, solicitor, company or organisation claiming to represent or be a person who has entered into a contract to buy the property.**

**NOTE:** The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the contract between the purchaser and the company, partnership or sole trader that employs the inspector who carried out the inspection.

**WARNING:** The purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (5/11/2014) and may not reflect the current state. It is, therefore, **very strongly recommended** that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'cooling off period' and settlement.

### This is not a compliance Report strictly in accordance with Civil Law (Sale of Residential Property) Regulations:

The report may contain copies of any approved plans, building approvals, building permit and certificates of occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the *Land Planning and Environment Act 1991*, is based on the limited knowledge and belief, at the time, of the inspector. The purchaser is advised that a special purpose report is available through the inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the vendor may have carried out alterations and/or additions to the property since the inspection date. The report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. **IT IS STRONGLY RECOMMENDED** that, if the purchaser has any concerns in respect to the compliance of the structures, a special purpose report be obtained. Alternatively, the purchaser should rely upon their own enquiries.

### Other Inspections and Reports

As a purchaser you may like to consider obtaining the following Inspections and Reports prior to any decision to purchase the property, so that you can be well equipped to make an informed decision. These Inspections and reports fall outside the guidelines for a Standard Property Report. All though appliances may be listed in the report, they have not been tested as this is outside the scope of the standard building inspection. Other inspections recommended to the purchaser before making their decision are;

Asbestos Inspection	Drainage Inspection	Plumbing Inspection
Electrical Inspection	Air-conditioning Inspection	Appliances Inspection
Mould Inspection	Structural (Engineer)	Alarm/Intercom/Data System
Gas fitting Inspection	Garage Door Mechanical	Hydraulics Inspection
Mechanical Services	Hazards Inspection	Fire/Chimney Inspection
Swimming pools and associated filtration and similar equipment	Durability of Exposed Surfaces	Estimating Report

### Cracking of Buildings Items - Definitions






**Appearance Defect:** Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

**Serviceability Defect:** Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Structural Defect** - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

## Important!

Regardless of the type of crack(s) a pre-purchase building inspector carrying out, a pre-purchase inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks obtaining information regarding:

-  The nature of the foundation material on which the building is resting;
-  The design of the footings;
-  The site landscape;
-  The history of the cracks; and
-  Carrying out an invasive inspection.

All of the above fall outside the scope of this pre-purchase inspection, however the information obtained from the five items above are valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

If cracks have been identified in the report above, then A **structural engineer** is required to determine the significance of the cracking prior to a decision to purchase.

Categorisation of Cracking in Masonry		
Description of typical damage and required repair	Width limit	Damage Category
Hairline cracks	≤0.1 mm	0
Fine cracks that do not need repair	≤1.0 mm	1
Cracks noticeable but easily filled, doors and windows stick slightly.	≤5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather-tightness often impaired.	>5.0 mm ≤15.0 mm (or a number of cracks 3.0 mm or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Door frames distort, walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	>15.0 mm ≤25 mm but also depends on number of cracks	4

## External Wall Condition

The condition of the external brick walls is generally sound.

Brickwork Observation list			
Type	Number of bricks	Location	Width (mm)
N/A	N/A	N/A	N/A



**Notice to the Purchaser (ACT Only)**

(a) At the Exchange and prior to the 'cooling-off period' you were given an inspection report on the Property you intend purchasing. This Report reflects the condition of the property existing at the time of the inspection (5/11/2014) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the vendor may have carried out alterations and/or additions to the property since the inspection date. The report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, ***very strongly recommended*** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to exchange or prior to the expiration of any 'cooling off period' and prior to settlement.

(b) If the report indicated the presence of termite damage or recommends any other inspections or treatments you should obtain copies of these reports and any treatment proposals, certificates of treatment carried out, including details of all repairs including copies of quotations, invoices and any other reports. It is ***strongly recommended*** that you arrange for an inspection and report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building inspection in accordance with AS 4349.1.

(c) If you fail to procure a further inspection and report as recommended in (a) and (b) or fail to obtain copies of other reports, treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then you agree that you have decided not to have a further inspection and report carried out, or to obtain copies of treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports and have relied upon your own enquires and the report knowing the possible consequences and that the condition of the property, as stated in the report, may have changed.

(d) You agree that 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 (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.

***NB.*** It is a condition of your right to rely upon the Report that you transmit by fax, post or otherwise deliver the signed "Notice to the Purchaser (ACT only) to the company, partnership or sole trader at the address detailed on the front of the Report not less than four (4) days prior to the date of settlement. If you fail to complete, sign or deliver the notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.

## Compliance Report

This is a compliance report with regard to any unapproved structures or alterations. ACT Building Inspection Services have accessed the attached Building File from *ACT Planning and Land Authority (ACTPLA)* and hold no responsibility for any inaccuracies in the building file supplied by *ACTPLA*.

***Please note:***

A copy of the Building File is attached to this report. To fit the file into the report the building file may have been scanned or scaled down by ACTPLA. The compliance report is based solely upon the information available from the building file which does not contain information in regards to plumbing or electrical work that has taken place since the original construction. Information in regards to the plumbing and electrical is available upon application from ACTPLA. Since we are not plumbers or electricians, we are unable to comment on those works.

**Property Address:** 56 Overall Avenue  
CASEY ACT 2913

**Inspection Date:** 5/11/2014

Block	Section
24	18

Approved Plan No.	Building Works	Certificate Date	Certificate No.
093791/A	New Residence including Garage	25/02/2010	093791N1C1

Survey Certificate Date	Drainage Plan No.
John W. Foxlee & Associates - 29/10/2009	116674

### Summary

**This is a POISE PTY LTD built dwelling.**

Based on the plans and documents provided, the following discrepancies have been noted.

**There is unapproved work on this property and/or building file.**

#### Unapproved Structures:

 Rear yard timber Pergola requires Building approval.

#### UNAPPROVED STRUCTURES AND ALTERATIONS

If you are considering obtaining approval for any unapproved structures or alterations, ACTBIS can assist with Development Approval or the certification of unapproved structures.

## Disclaimer

Finally we state that this compliance report is for the use of the addressee. We accept no responsibility or liability to any other party who might use or rely upon this report without prior knowledge and written consent. Also, we must state that neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement or published in part or in full in any way without the written approval of ACTBIS Pty Ltd of the format and context in which it may appear.

The contents of this report are valid for a period of three months only. You should not rely on this report after three months and you should obtain a further report after three month.

## Contact the inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults, or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The inspection and report was carried out and prepared by:



*David Navarro*

**Date:** 5/11/2014

**Phone:** 0414 079 901

## Visual Timber Pest Inspection & Report in accord with AS 4349.3

Account to: Andrew Copley

Re: Structure at: 56 Overall Avenue  
CASEY ACT 2913

Inspection Date: 5/11/2014

Weather Conditions at the time of the Inspection: Fine & Dry

### Summary Only

### Important Disclaimer

- ◆ This Summary is supplied to allow a quick and superficial overview of the inspection results.
- ◆ This Summary is NOT the Report and cannot be relied upon on its own.
- ◆ This Summary must be read in conjunction with the full report and not in isolation from the report.
- ◆ If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
- ◆ The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and the Notice to the Purchaser at the back of this Report.

### Access

Are there any area(s) and/or Sections to which Access should be gained? **Yes**, read the report in full.

### Timber Pest Activity

Were active subterranean termites (live specimens) found?	<b>No</b> , read the report in full.
Was visible evidence of subterranean termite workings or damage found?	<b>No</b> , read the report in full.
Was visible evidence of borers of seasoned timbers found?	<b>No</b> , read the report in full.
Was evidence of damage caused by wood decay (rot) fungi found?	<b>No</b> , read the report in full.
Were any major safety hazards identified?	<b>No</b> , read the report in full.
Are further inspections recommended?	<b>No</b> , read the report in full.

**For complete and accurate information  
Please refer to the attached complete  
Visual Timber Pest Report, provided in accord with AS 4349.3.**

## Conditions of this inspection

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

**1. THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

**2. SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), 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 (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

**3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

**4. DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and you should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

**5. MOULD:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**6. DISCLAIMER OF LIABILITY:** 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).

**7. DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk. For those properties in the Australian Capital Territory (ACT) this report complies with the regulations applicable to the Civil Law (Sale of residential property) Bill 2003.

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

## Visual Timber Pest Inspection

### 1. Brief Description of Structures(s) Inspected

**1.1 Building:** Free standing domestic house

**Height:** Single storey

**Construction Details:**

**Floor:** Infill slab

**Roof:** Concrete tiled

**Walls:** Brick veneer

**Garaging:** Double brick garage

**Fences:** Timber Paling

\*Any building or a part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

**1.2. Areas inspected:** Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected. The areas inspected were: Interior, exterior and roof void , garage, fences and grounds (posts, stumps, trees, and landscaped timbers).

**1.3. Areas NOT inspected:** No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fire place hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

**Roof Void:** No inspection of the timber members with in the eaves and 1.5m inwards of the fascia was under taken because of low clearance.

**1.4. Other area(s)\* to which *reasonable access* for inspection was NOT AVAILABLE and the reason(s) why include:**

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

**1.5. Area(s)\* in which Visual Inspection was obstructed or restricted and the reason(s) why include:**

**Exterior:** Behind down pipes as they were secured to the exterior cladding.

**Interior:** Carpet obstructed the visual inspection of the floor.

**Roof Void:** Due to the inspection being a visual seasoned timber inspection the removal of insulation was not conducted. Insulation may conceal timber pest damage/activity in the roof timbers not visible in the inspection.

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

**1.6. High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests and/or damage:** Interior, exterior and roof void.

**1.7. The property was not furnished at the time of inspection.**

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

## 2. Subterranean Termites

**2.1. No active (live) termites were present at the time of inspection.**

**2.2. A termite nest was not located.**

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

**2.3. No evidence of subterranean termite workings and/or damage was found.**

**2.4. No timber damage was visible at the time of the inspection.**

**2.5. VERY IMPORTANT:** If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the grounds and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage, whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

**No signs or evidence of a termite treatment were found.**

**WARNING:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed

**2.6. A durable notice (termite management notice) was found and indicated that Trithor 3 way protection installed during construction.**

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

**2.7. General remarks:** A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed.



### 3. Borers of Seasoned Timber

**3.1. No visible evidence of borers was found.**

**3.2. *Lyctus brunneus* (powder post beetle)** is not considered a significant pest of timber. These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement under the timber marketing act 1946 that structural timbers contain no more than 25% Lyctid susceptible sapwood, these borers are not normally associated with structural damage. Also due to the need for moisture content of sapwood to be greater than 15% for it to be palatable to Lyctids, generally after approximately 10 years in service, the moisture content falls below 15% therefore the attack by Lyctid ceases. Replacement of the affected timbers is not recommended and treated is not approved.

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

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

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

### 4. Fungal Decay caused by Wood Decay Fungi

**4.1 No evidence of wood decay fungi (wood rot) found.**

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber.

## 5. Conditions that are conducive to Timber Pests

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

**At the time of the inspection no leaks were found.**

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

**5.2. Moisture: At the time of the inspection moisture readings were normal.** High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

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

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

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

**There is no need for work to be carried out.**

**5.5. Ventilation:** particularly in the sub-floor region it is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however, **the ventilation appears to be not applicable, as the house is built on a concrete slab.**

Where ventilation is considered inadequate a builder or other expert should be consulted, in the case where vent airflow is physically blocked or restricted, the obstruction must be removed.

**5.8 Mould** on walls and ceilings etc. is an indicator of high moisture or very poor ventilation. If reported you need to have the reason investigated by a builder or an Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

**Mould was not found at the time of inspection.**

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

**The slab edge inspection zone does not apply to this property.**

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

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

**Weep holes were clear allowing the free flow of air.**

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

We claim no expertise in building. However, in our opinion the termite shields appear to be **adequate**. If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.

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

**Uninspected areas:** Uninspected areas may have present active termites and/or damage/conducive conditions for timber pests.

**Timber in contact with the soil:** The timber fencing is conducive to termites when in contact with the ground.

**5.10 Comments on other Conducive Conditions:**

## 6. OVERALL ASSESSMENT OF THE PROPERTY:

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

**6.2.** At the time of the inspection the **DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered to be **MODERATE**.

**6.3. SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be Visual inspection of the dwelling and grounds for timber pests ingress and/or activity should be undertaken by a qualified pest inspector every 6-12 months, six month inspections are highly recommended by ACTBIS as early detection reduces the damage caused.

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

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

### Important maintenance advice regarding pest management for protecting against timber pests:

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

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

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

### Reasonable Access

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

Area	Access hole	Crawl space	Height
Roof Interior	450 x 400mm	600 x 600	Accessible from 2.1 step ladder or 3.6 ladder place against wall.
Subfloor	500 x 400	Vertical clearance Timber floor: 400mm to bearer, joist or other obstruction. Concrete floor: 500mm	
Roof exterior			Accessible from a 3.6m ladder

### **A more invasive physical inspection is available and recommended**

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

### **Concrete Slab Home**

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

### **Subterranean Termites**

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

### **How Termites Attack Your Home**

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

## Termite Damage

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

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

## Borers of Seasoned Timbers

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

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

### **Anoium borer (furniture beetle) and Queensland pine borer**

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

### **Lyctus borer (powder post beetle)**

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

### **Timber Decay Fungi**

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


### **Contact the inspector**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

**The Inspection and Report was carried out by:** David Navarro

**Pest Management Technical Accreditation No:** 3361-01

**Date:** 5/11/2014

**Signature:** 

**Notice to the Purchaser (ACT only)**

(a) Prior to or on Exchange and prior to the commencement of the 'Cooling-off Period' you were given an inspection Report on the Property you intend purchasing ("the Report"). The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. 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 then it may cost thousands of dollars to repair. It is, therefore, very strongly recommended that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to exchange or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

(b) 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 and report in accordance with AS 4349.3 to verify that the treatment has been successful and in carried out in accordance with AS 3660.2 and a further building inspection in accordance with AS 4349.1.

(c) If you fail to procure a further inspection and report as recommended in (a) and (b) or fail to obtain copies of the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports and have relied upon your own enquiries and the Report knowing the possible consequences and that the condition of the property, as stated in the Report, may have changed.

(d) 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 (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.

**NB:** It is a condition of your right to rely upon the report that you transmit by fax, post or otherwise deliver the signed "Notice to the Purchaser (ACT only) to the company, partnership or sole trader at the address detailed on the front of the report not less than four (4) days prior to the date of settlement. If you fail to complete, sign or deliver the Notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.



**Please cross out the statement below that does not apply:**

At the date of exchange, not more than 3 months have elapsed since the Inspection Date and as at the anticipated date of settlement not more than 180 days will have elapsed since the inspection date;

1. I/We have read and understood the “Limited Liability to a Purchaser within the Australian Capital Territory only” clause of the report and this *Notice to the Purchaser*. I/We have not arranged for another inspection and report in respect of the property and it is my/our intention to rely upon the findings contained in the report; or
2. I/We have arranged for another inspection of the property and report to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or
3. I/We have read and understood the “Limited Liability to a Purchaser within the Australian Capital Territory only” clause of the report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and have relied on my/our own enquiries in respect of the condition of the property as at the date of settlement including any changes in the condition of the property that have taken place since the inspection date stated in the report.

**Name of Inspector:** David Navarro

**Firm:** ACTBIS – ACT Building Inspection Services

**Inspection Date:** 5/11/2014

**Exchange Date:**

**Address of the Property:** 56 Overall Avenue  
CASEY ACT 2913

**Contact Details:**

**Full Name of the Purchaser:**

**Contact Address:**

# FirstRate Report

ACT HOUSE ENERGY  
RATING SCHEME

12 Points

5 Stars

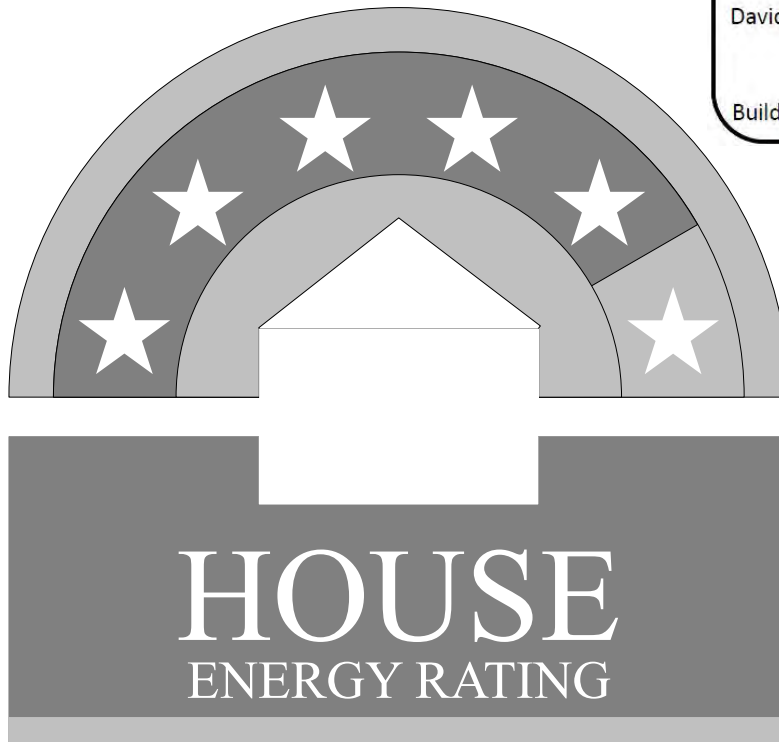
5 November 2014

David Navarro

20121345

*D Navarro*

Building Assessor – Class A Energy Efficiency



**YOUR HOUSE ENERGY RATING IS:** ★★★★★ **5 STARS**  
**in Climate: 24**

**SCORE: 12 POINTS**

**Name:** A. Copley

**Ref No:** 2069

**House Title:** Block 24 Section 18 - CASEY

**Date:** 05-11-2014

**Address:** 56 Overall Avenue

CASEY ACT

2913

**Reference:** Z:\ACTBIS EER\2014 ACTBIS EER'S\CY 018 024 000 000

**Total Floor Area:** 164.09sqm

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
<b>Current</b>	12											
<b>Potential</b>	26											

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

Design options	Additional points
Change curtain to	Heavy Drapes & Pelmets 14

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>26</b>	<b>★★★★★★</b>
-----------------------	-----------	---------------

Largest windows in the dwelling;

**Direction : NNE**

**Area : 20 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
<b>1. North</b>	<b>13</b>	<b>★★★★★☆☆</b>
<b>2. North East</b>	<b>10</b>	<b>★★★★★★</b>
<b>3. East</b>	<b>6</b>	<b>★★★★★★</b>
<b>4. South East</b>	<b>0</b>	<b>★★★★★☆☆</b>
<b>5. South</b>	<b>-1</b>	<b>★★★★★☆☆</b>
<b>6. South West</b>	<b>-4</b>	<b>★★★★</b>
<b>7. West</b>	<b>-1</b>	<b>★★★★★☆☆</b>
<b>8. North West</b>	<b>5</b>	<b>★★★★★☆☆</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for:      Block 24 Section 18 - CASEY, 56 Overall Avenue, CASEY ACT**

Assessor's Name:

Net Conditioned Floor Area: 139.8 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>5</b>	<b>1</b>	<b>6</b>
Surface Area:	0	Insulation:	6			
<b>WALL</b>				<b>2</b>	<b>0</b>	<b>1</b>
Surface Area:	-4	Insulation:	6	Mass:	-1	
<b>FLOOR</b>				<b>11</b>	<b>0</b>	<b>11</b>
Surface Area:	0	Insulation:	-3	Mass:	14	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>5</b>	<b>0</b>	<b>5</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	28 %			
Exhaust Fans	31 %	Doors	30 %			
Down Lights	0 %	Gaps (around frames)	11 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>6</b>	<b>-10</b>	<b>-4</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>NNE</b>	20	14%	-28	26	-6	0
<b>ESE</b>	6	5%	-8	3	-1	0
<b>SSW</b>	5	4%	-3	2	-1	0
<b>WNW</b>	4	3%	-5	5	-2	0
<b>Total</b>	36	25%	-44	36	-10	-4

\* 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.

The contribution of heavyweight materials to the window score is 1 point

				Winter	Summer	Total
<b>RATING</b>	<b>★ ★ ★ ★ ★ ★</b>			<b>28</b>	<b>-9</b>	<b>26*</b>

\* includes 7 points from Area Adjustment

# Detailed House Data

## House Details

ClientName A. Copley  
 HouseTitle Block 24 Section 18 - CASEY  
 StreetAddress 56 Overall Avenue  
 Suburb CASEY ACT  
 Postcode 2913  
 FileCreated 05-11-2014

## Climate Details

State  
 Town Canberra  
 Postcode 2600  
 Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	75.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	79.9m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	55.3m	2.4m
2	Framed: FC Sheet Clad	No	R2.0	10.6m	2.4m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	154.9m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	WNW	2.1m	1.5m	No	SG	ALIMPR	CW	No	0.5m	0.5m	0.0m
2	WNW	2.1m	0.3m	No	SG	TIMB	NC	No	3.0m	3.0m	0.1m
3	NNE	1.0m	0.6m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
4	NNE	2.1m	2.4m	No	SG	ALIMPR	CW	No	0.5m	0.5m	0.0m
5	ESE	2.1m	1.8m	No	SGST	ALIMPR	CW	No	0.5m	0.5m	0.0m
6	NNE	2.1m	2.4m	No	SGST	ALIMPR	CW	No	0.5m	0.5m	0.0m
7	NNE	2.1m	2.4m	No	SGST	ALIMPR	CW	No	0.5m	0.5m	0.0m
8	NNE	2.1m	0.6m	No	SGST	ALIMPR	VE	No	0.5m	0.5m	0.0m
9	NNE	2.1m	1.5m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
10	ESE	0.8m	0.5m	Yes	SG	ALIMPR	NC	No	0.5m	0.5m	0.1m
11	ESE	0.8m	0.6m	Yes	SG	TIMB	NC	No	0.5m	0.5m	0.2m
12	ESE	1.2m	1.5m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
13	SSW	1.0m	0.6m	Yes	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
14	SSW	1.0m	1.2m	Yes	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
15	SSW	1.0m	1.5m	Yes	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m
16	SSW	1.2m	1.5m	Yes	SG	ALIMPR	VE	No	0.5m	0.5m	0.0m

## Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	WNW	2.1m	0.3m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.5m	0.8m
5	ESE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	8.2m	0.0m
6	NNE	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	3.2m	1.0m	3.2m	4.8m
7	NNE	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	3.2m	4.0m	3.2m	1.8m
8	NNE	2.1m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.2m	0.0m
16	SSW	1.2m	1.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.4m	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 0m<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	1
Downlights	0	0
Skylights	0	0
Utility Doors	0	4
External Doors	0	1

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

## Certificate of Currency

### PUBLIC AND PRODUCTS LIABILITY POLICY

**INSURED:** ACT Building Inspection Services t/as ACTBIS

**BUSINESS ACTIVITY:** Building inspections, pre-purchase inspections, termite inspections, timber pest inspections, pre-purchase timber pest inspections

**POLICY NUMBER:** BROVR001155

**PERIOD OF INSURANCE:** 07/01/14 to 07/01/15 At 4pm Local Time

**LIMIT OF INDEMNITY:**

Limit of Indemnity	Limit	Excess
Public Liability	\$5,000,000 any one occurrence	\$1,000 each and every Claim (inclusive of costs and expenses)
Products Liability	\$5,000,000 any one occurrence and in the aggregate for all Injury or Damage occurring during the Period of Insurance	\$1,000 each and every Claim (inclusive of costs and expenses)
Special Excess	but \$2,500 in respect of errors & omissions inclusive of costs & expenses.	

**COVERING DETAILS:** Professional Indemnity/Errors & Omissions: \$1,000,000 limited in the annual aggregate.  
Retro Date: 07 January, 2012.

**UNDERWRITER:** AAI Limited ABN 48 005 297 807 AFSL 230859, Trading as Vero Insurance

Signed for and on behalf of AAI Limited ABN 48 005 297 807 AFSL 230859, Trading as Vero Insurance:



Rado Polic  
Underwriting Manager, Commercial  
Ph: +61 2 8274 8104

Signed at: Sydney, Australia on 23 December, 2013



## Applicant Declaration

As the applicant lodging this request, you are declaring:

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

### Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances. Unless you have a "Professional User" ID you must present this written proof when you collect the requested information from the Mitchell Counter.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. Section 59A of The Building Act 2004 provides severe penalties for false or misleading statements.

## Pay Now

Payment amount

\$ 298.60

## Receipt

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

Date and time **04 Nov 2014 14:37:46**

Form submission ID **34003920141104147474**

Payment receipt number **1440071386**

Total amount paid \$ **298.60**

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

Environment and  
Planning Directorate  
ABN 31 432 729 493

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

[EPD Information Privacy Policy](#)

Form ID: 1014

Version: 25

Date: 04 Nov 2014



## 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?<br><b>If yes</b> - file copies attached   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? <b>If yes</b> - 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) <b>If yes</b> - file copies attached       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file in relation to loose-fill asbestos insulation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If available, copies of the following documents are provided:**

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use                   | <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"/> |
| • Certificate of Completion of Asbestos Removal work** | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

\*\* **If YES** – this indicates that the property was part of the Loose Asbestos Insulation Program.  
For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**If requested:**

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

### ASBESTOS

\*\*The ACT Government is not able to guarantee the accuracy of the information in this report.

You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**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 B20XXXX only but will be referenced as B20XXXX/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 B20XXXX/B, the second amendment B20XXXX/C etc.

Search officer comments (if any?)

Search officer initials: Keryn

Cost of application: \$ 298.60

Date completed:

05-11-14

**SURVEYOR'S CERTIFICATE**

**John W. Foxlee & Assoc.**

REGISTERED SURVEYOR (B. Surv.) M.I.S. (Aust)

42 Yrman Street, Waramanga, ACT. 2611 \* PO Box 3472, MANUKA, ACT. 2603.  
Ph. (02) 6288 1257 Fax. (02) 6287 1224 Mobile 0412 625 808.

**BLOCK 24, SECTION 18, DIVISION OF CASEY.**

The Manager,  
Polse Pty. Ltd.,  
84 Eucumbene Drive,  
DUFFY, A.C.T. 2611.

Dear Sir,

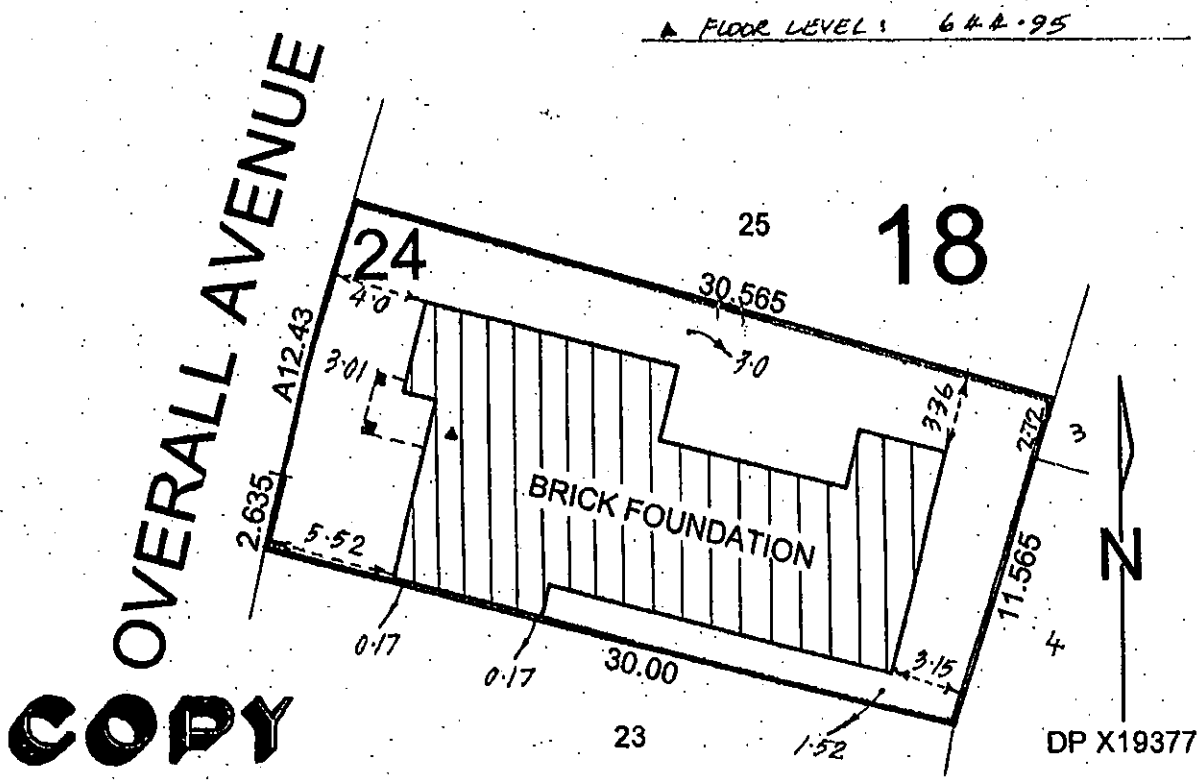
I have surveyed the land being Block 24, Section 18, Division of CASEY in the Gungahlin District of the Australian Capital Territory, as delineated in Deposited Plan No. X19377 lodged at the office of the Registrar of Titles, Canberra City. The block has an area of 444 square metres or thereabouts and has a frontage to Overall Avenue.

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 brickwork is contained wholly within the boundaries of the land.

Yours faithfully,

*John Foxlee 29.10.09*  
John Foxlee,  
REGISTERED SURVEYOR.





# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy and Use

Certificate No. **093791N1C1**

This Certificate is issued in accordance with Section 69 (2) 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 <b>POISE PTY LTD</b>	Suburb <b>CASEY</b>	Section <b>18</b>	Block <b>24</b>
Notice of Intention to Start Work Number <b>093791N1</b>	Plans <b>093791/A /B</b>		

### Building Work

Nature of Work	Project/Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW STANDARD	DA EXEMPT-RESIDENCE		INCLUDES GARAGE	1a(i) & 10	NA

**Comments**

### Important note:

1. Residential building statutory warranties and residential insurance 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.

*Natalie Pooley*  
 NATALIE POOLEY  
 Delegate of the Registrar

25, 2, 2010  
 Date

# GENERAL SPECIFICATION

**SLABS & FOOTINGS**  
 REINFORCED CONCRETE SLABS AND FOOTINGS SHALL COMPLY WITH A.S 2870 "RESIDENTIAL SLABS AND FOOTINGS".  
 PROVIDE WATERPROOF MEMBRANE UNDER ENTIRE INTERNAL SLAB

**WALL FRAMING:**  
 FOR EFFECTIVE ROOF LENGTH 8,400mm TO 11,100mm  
 90x35mm WALL PLATES (TOP & BOTTOM). PROVIDE DOUBLE 90x35mm TOP PLATES TO LOADBEARING WALLS  
 90x35mm STUDS AT 450mm CENTRES WITH ONE ROW OF NOGGING.  
 PROVIDE DOUBLE 90x35mm STUDS AT SIDES OF OPENINGS (GENERALLY).  
 NON LOADBEARING WALLS: 90x35mm STUDS AT 600mm CENTRES WITH ONE ROW OF NOGGING.

ALL LINTELS SHALL COMPLY WITH TRUSS MANUFACTURERS CHARTS.

**ROOF FRAMING:**  
 PREFABRICATED TIMBER ROOF TRUSSES INSTALLED TO MANUFACTURERS SPECIFICATIONS.  
 ROOF PITCH AT 22.5 DEGREES.

ALL FRAMING AND ANY CHANGES MADE TO ABOVE SPECIFIED TIMBER SIZES SHALL COMPLY WITH A.S 1684 "TIMBER FRAMING CODE".

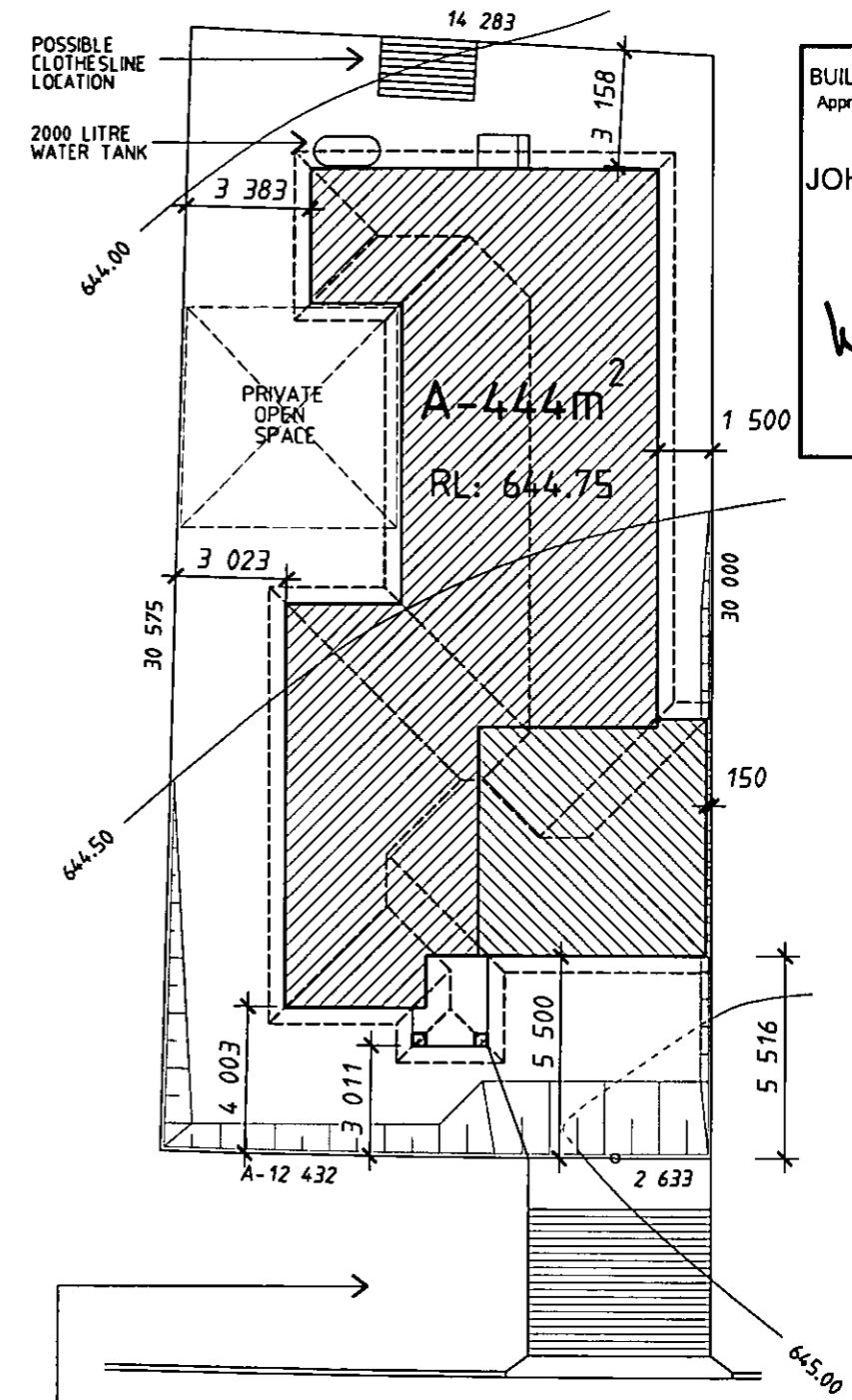
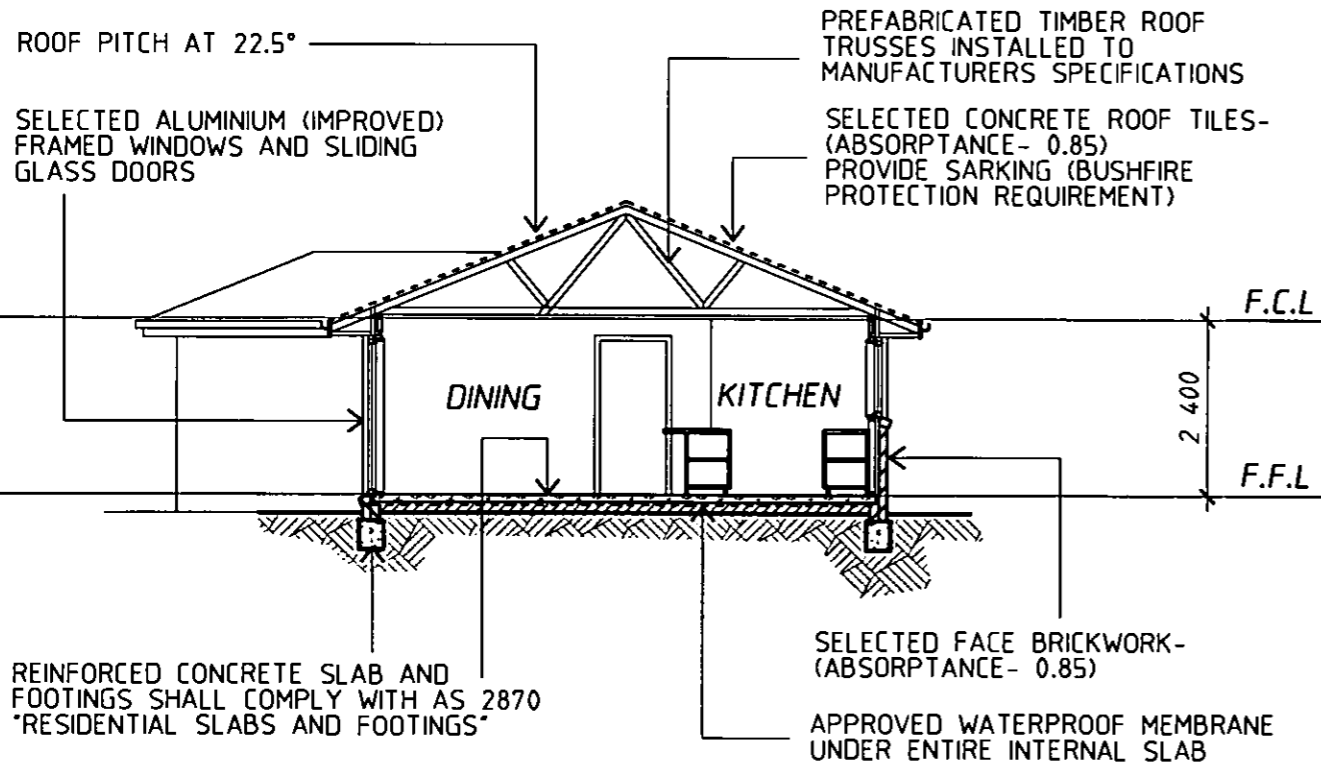
ALL CONSTRUCTION SHALL COMPLY WITH THE "BUILDING CODE OF AUSTRALIA".

BUILDER SHALL CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS

PROVIDE MINIMUM R-2.0 WALL INSULATION.  
 PROVIDE MINIMUM R-4.0 CEILING INSULATION

MINIMUM STANDARD OF ALUMINIUM FRAMED WINDOWS TO BE "ALUMINIUM IMPROVED"

E.E.R RATED WITH DARK COLOUR ROOF TILES AND FACE BRICKWORK- (SOLAR ABSORPTANCE- 0.85)



THE VERGE AREA SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIAL AND PARKING OF VEHICLES DURING CONSTRUCTION

Plan No: 093791/A

- 9 SEP 2009

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THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

PLOT RATIO= 0.457

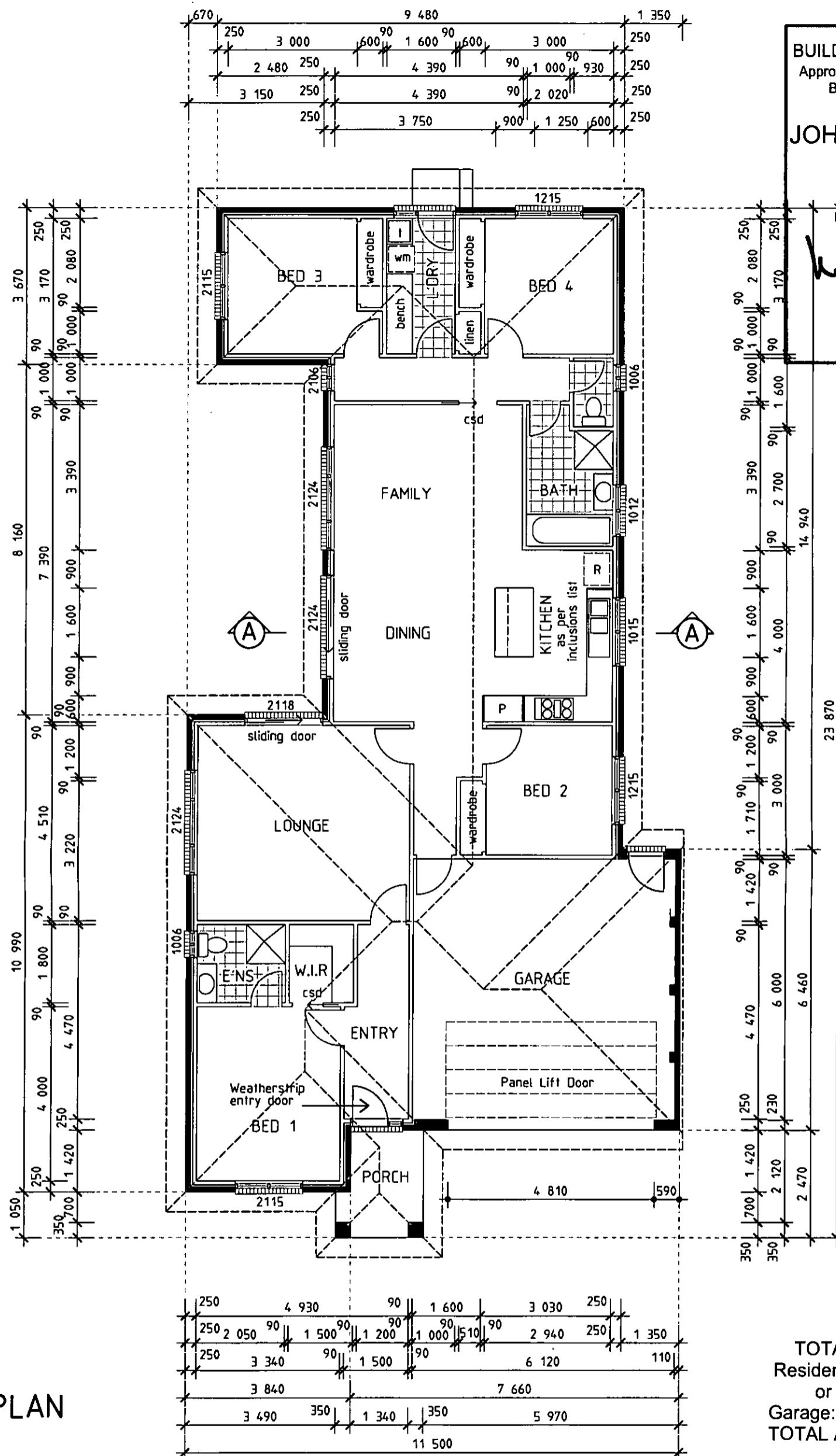
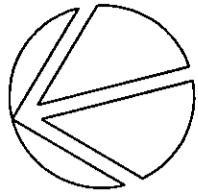
MINIMUM PRIVATE OPEN SPACE:  
 (60% x 444m<sup>2</sup> less 50m<sup>2</sup>= 216.4m<sup>2</sup>)  
 Private Open Space provided: 240.79m<sup>2</sup> (444m<sup>2</sup>/2 - 203.21m<sup>2</sup> = 240.79m<sup>2</sup>)

BUILDING AUTHORITY  
 Approved under the Building Act 1973  
 JOHN M. MORRIS  
 Certified Practising Architect  
 1973893  
 Licence Number

14 YARRA STREET  
 NICHOLLS AVE  
 PH: (02) 6247 9446  
 MOB: (08) 800 8556

**KARDA**  
 KARDNA DESIGN & DRAFTING

PROPOSED RESIDENCE		BLOCK: 24	SECTION: 18	SUBURB: CASEY	FOR: POISE PTY. LTD.



**FLOOR PLAN**  
1:100

**BUILDING APPROVAL**  
Approved under s.28 of the  
Building Act 2004

**JOHN MORGAN**  
Certifier

1973893  
Licence Number

*Morgan*

Plan No: 093791/A  
- 9 SEP 2009  
RECEIVED  
ACT Planning & Land Authority

**TOTAL FLOOR AREA**  
Residence: 164.09m<sup>2</sup>  
or 17.65Sq's  
Garage: 39.12m<sup>2</sup>  
**TOTAL AREA: 203.21m<sup>2</sup>**

Drawn: T.A	BLOCK: 24 SECTION: 18	<b>PROPOSED RESIDENCE</b>	<b>KARDNA</b> KARDNA DESIGN & DRAFTING	
Date: 02/07/09	SUBURB: CASEY			14 HATTERSLEY COURT, NICHOLLS A.C.T 2913
Sheet No: 2 Of 3	FOR: POISE PTY. LTD.			Ph: (02) 6242 0416 Mob: 0408 800 559

ROOF PITCH AT 22.5°

SELECTED CONCRETE ROOF TILES  
(ABSORPTANCE- 0.85)

2 400

RL:644.75

L.H SIDE ELEVATION 1:100

MINIMUM STANDARD OF SELECTED  
ALUMINIUM WINDOWS AND SLIDING  
GLASS DOORS TO HAVE ALUMINIUM  
'IMPROVED' FRAMES

SELECTED FACE BRICKWORK  
(ABSORPTANCE- 0.85)

SELECTED CONCRETE ROOF TILES  
(ABSORPTANCE- 0.85)

2 400

RL:644.75

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SELECTED FACE BRICKWORK  
(ABSORPTANCE- 0.85)

SELECTED RENDER TO EXTERNAL  
BRICKWORK FACADE PAINTED TO  
OWNERS CHOICE OF COLOUR SCHEME

SELECTED CONCRETE ROOF TILES  
(ABSORPTANCE- 0.85)

ROOF PITCH AT 22.5°

ROOF PITCH AT 22.5°

2 400

RL:644.75

FRONT ELEVATION 1:100

SELECTED COLORBOND  
PANEL LIFT DOOR

REAR ELEVATION 1:100

Plan No: 093791/A

- 9 SEP 2009

RECEIVED  
ACT Planning & Land Authority

BUILDING APPROVED  
Approved under the Building Act 2003  
Building Approval No: 14744  
JOHN MORRIS  
Certified Practising Engineer  
1978893  
Licence Number

PH: (02) 6249 9446  
MOB: 0800 800 556

*KARDNA*  
KARDNA DESIGN & DRAFTING

PROPOSED RESIDENCE

BLOCK: 24 SECTION: 18  
SUBURB: CASEY  
FOR: POISE PTY. LTD.

Drawn:	T.A
Date:	02/07/09
Sheet No:	3 Of 3



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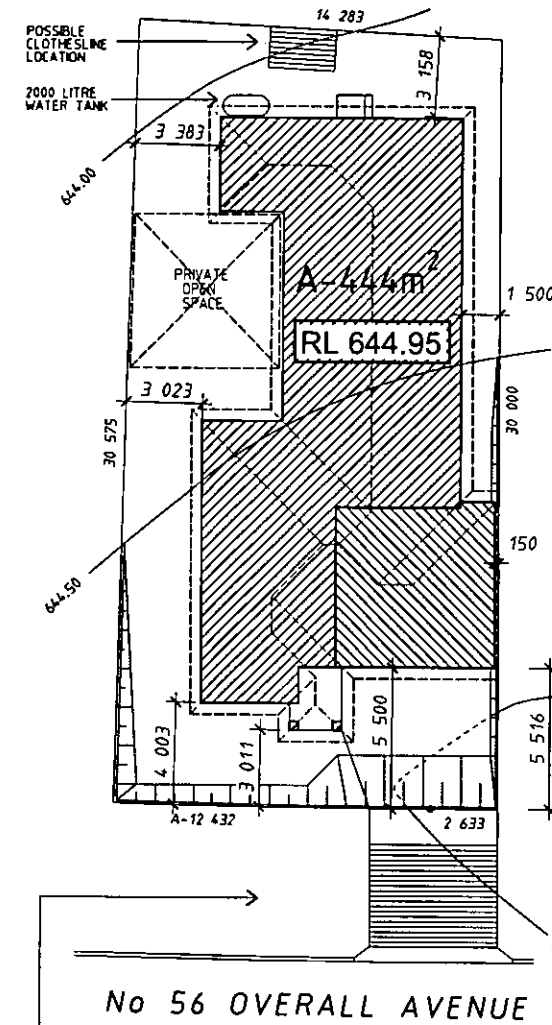
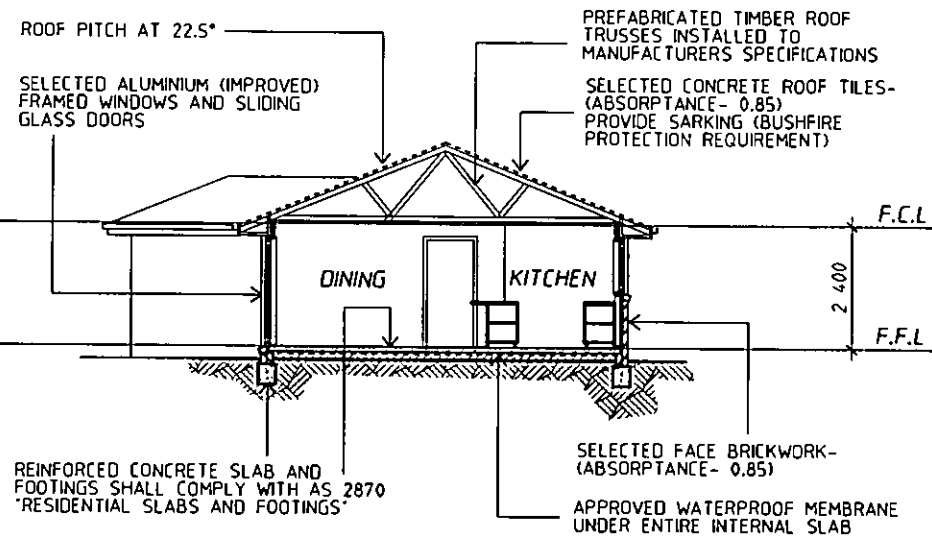
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 Private Open Space Provided: 240.79m<sup>2</sup> ( 444m<sup>2</sup> - 203.21m<sup>2</sup> =240.79m<sup>2</sup> )

531B0 27/11/09

AMENDED

BUILDING DESIGNER  
 Approved under the Building Act 2003  
 JOHN M. MOYER  
 1973893  
 Licence Number

KARINA  
 KARONA DESIGN & DRAFTING

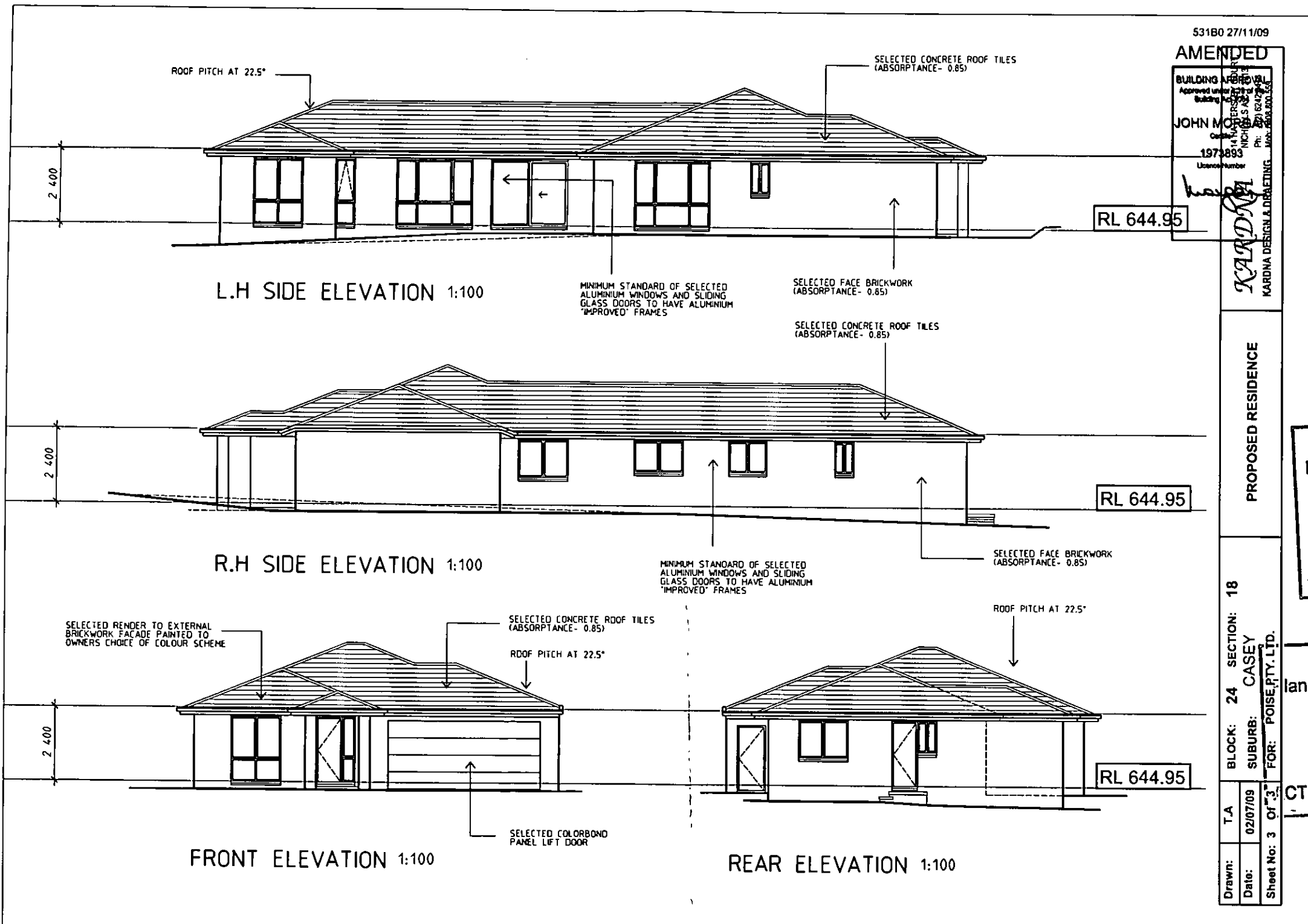
PROPOSED RESIDENCE

BLOCK: 24 SECTION: 18  
 SUBURB: CASEY  
 FOR: POISE PTY. LTD.

Drawn: T.A  
 Date: 02/07/09  
 Sheet No: 1 Of 3

Plan No: 093791/13  
 18 JAN 2010  
 RECEIVED  
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Plan No: 093791/13  
 18 DEC 2009  
 RECEIVED  
 ACT Planning & Land Authority



531B0 27/11/09

**AMENDED**

BUILDING APPROVAL  
Approved under Section 72 of Building Act 2003

**JOHN MORRIS**  
Consulting Architect  
No. 201 624 724  
1973893  
Licence Number

*KARDNA*  
KARDNA DESIGN & DRAWING

PROPOSED RESIDENCE

BLOCK: 24 SECTION: 18  
SUBURB: CASEY  
FOR: POISELTY, LTD.

Drawn: T.A  
Date: 02/07/09  
Sheet No: 3 Of 3

093791  
Plan No: ~~093895/B~~

18 JAN 2010

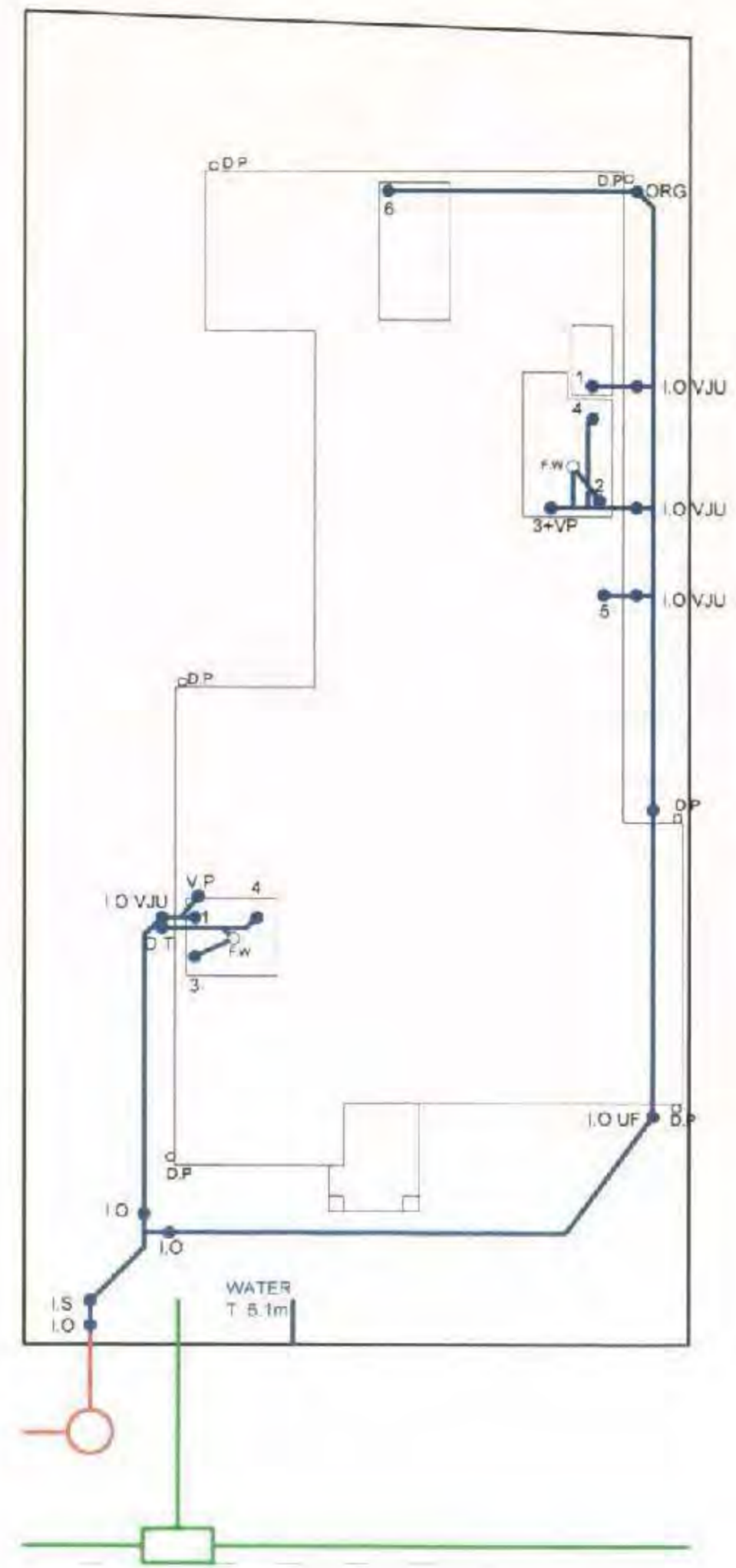
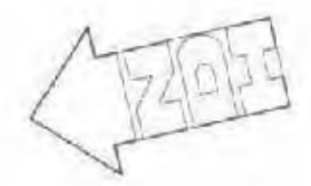
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Plan No: ~~093895/B~~

18 DEC 2009

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FIXTURES		REFERENCE	
1.	Water Closet ( 2 )	D.T.	Disconnecter Trap
2.	Bath ( 1 )	E.J.	Expansion Joint
3.	Basin ( 2 )	E.V.	Educt Vent
4.	Shower ( 2 )	F.W.	Floor Waste
5.	Sink ( 1 )	G.T.	Gully Trap
6.	Laundry Tub ( 1 )	I.O.	Inspection Opening
7.	Urinal ( - )	I.S.	Inspection Shaft
8.	Cleaners Sink ( - )	J.U.	Jump Up
9.	Bidet ( - )	M.H.	Man Hole
		O.R.G.	Overflow Relief Gully
		S.V.P.	Soil Vent Pipe
		U.P.V.C.	Unplasticised Polyvinyl Chloride
		V.C.P.	Vitrified Clay Pipe
		V.P.	Vent Pipe
		M.H.	Man Hole
		C.O.	Clear Out
		V.J.U.	Vertical Jump Up
		S.T.	Silt Trap
		P.P.	Provisional Point
		A.A.V.	Air Admittance Valve



SEWER TIE  
 T 1.5m  
 D 2.0m  
 CH MH

S/WATER TIE  
 T 3.5m  
 D 1.3m  
 CH SUMP

OVERALL AVENUE

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. 1432-1973 Table 2 type B tubes.
6. Unplasticised Polyvinyl Chloride pipe drains(U.P.V.C.) including Stacks, to be constructed accordance with AS 2032-1977, AS. 3500 and Canberra Codes of Practice.
7. Drains under Building must be retested, if test failed then old drain must be replaced using either RRJVCP or UPVC pipe material.
8. Connection to existing main/manhole to be made by A.C.T.E.W. at contractor's expense.
9. Sewer branch to be located on site before any work is commenced.
10. This plan to be read in conjunction with approved Architectural plans and specifications, No Responsibility and/or Liability will be accepted for any errors and/or Omissions in the text and/or drainings.
11. O.R.G. top to be minimum 150mm below lowest grated fitting with a further 75mm from top to unpaved ground level.
12. I.S. at Property Boundary is to be raised to Ground Level in accordance with plumbing Note No. 3.
13. provide and install approved fire stop collars to all UPVC penetrations of fire rated walls and floors.

DRAWER : NIKOLA SPORCIC

ALL work must be carried out in conformity with the Water and Sewerage Act 2000, Water and Sewerage Regulation 2001 and the AS 3500.

SEWERAGE ENGINEER  
  
 18-2-10

