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PEST & BUILDING

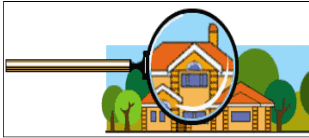
REPORT



57 Paul Coe Crescent, Ngunnawal.

P.O. Box 744, QUEANBEYAN, N.S.W. 2620

PHONE: 02 6299 5961 FAX: 02 6299 7207 MOBILE: 0412 510 789



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**INTEGRATED BUILDING
AND INSPECTION SERVICES**

PROPERTY DETAILS

PROPERTY ADDRESS : 57 PAUL COE CRESCENT, NGUNNAWAL ACT 2913.
BLOCK & SECTION: BLOCK 7, SECTION 126, NGUNNAWAL.
BUILDING STYLE : SINGLE STOREY, BRICK VENEER, SLAB FLOOR, TILED ROOF.
OWNER'S NAME : JOEL & NATALIE GOODISSON.
OWNER'S SOLICITOR : PETER SIMONS / GUNGALIN LEGAL SERVICES.
AGENT : ROBYN EVANS / PETER BLACKSHAW REAL ESTATE - BELCONNEN.
INSPECTOR : GEORGE PUDJA.
DATE OF INSPECTION : MONDAY 03 JUNE 2013.
REPORT NUMBER : 7035.

PETER BLACKSHAW
MARKETING QUALITY PROPERTY

Robyn Evans
Marketing Consultant

Mobile 0448 476 818

revans@bel.peterblackshaw.com.au

Belconnen Office (02) 6251 9111

11-13 Lawry Place, Macquarie ACT 2614
Fax (02) 6251 9112



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Ph: 0417 351 135, Fax: 02 6169 4844.
Email: gungahlinlegal@bigpond.com



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SCOPE OF REPORT

The report will primarily focus on structural elements of the residence, both it's external and internal condition, along with a pest control check of the surrounding yard as well as the subfloor, roof space and the interior of the residence it-self.

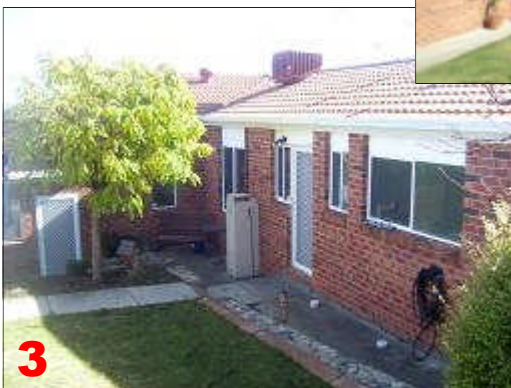
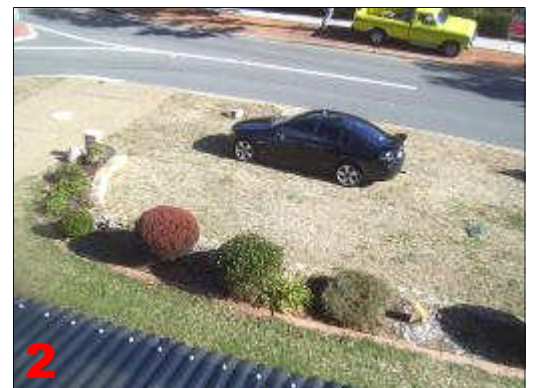
Any areas that may be of a concern are highlighted in red text and underlined for your convenience. Please refer to the recommendations section for further information.

EXTERNAL INSPECTION



The property is situated not far from the intersection of Paul Coe Crescent and Galmarra Street. The house is orientated on a East/West axis, with the front facing West and the land sloping naturally from back to front.

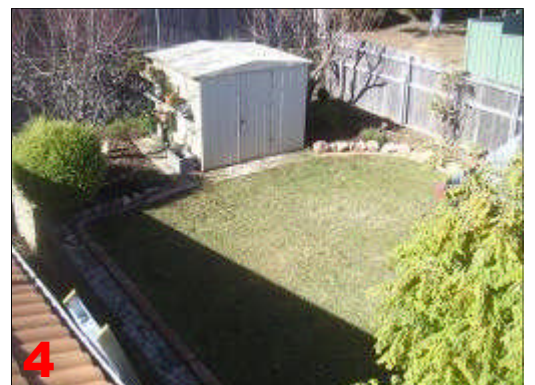
The front of the house includes lawn areas, gardens and retaining walls, with a concrete driveway on the right hand side that leads to integrated garage facilities. (See photo no. 1 & 2)



The rear of the house includes has neatly presented lawns and gardens on both sides of the house, and includes a covered entertainment & BBQ area at the front left side of the house. (See photo no. 3 & 4)

There seems to be adequate falls around the house to provide surface water run-off during heavy rains, although that would need to be confirmed through further observation during heavy rain.

Upon inspection of the front and rear yard of the property and the residence itself, I could find no evidence of current termite activity, although timber elements that are in contact with the ground, such as fences, posts and other timber garden elements, are always susceptible to pest and water problems and should be monitored on a regular basis.





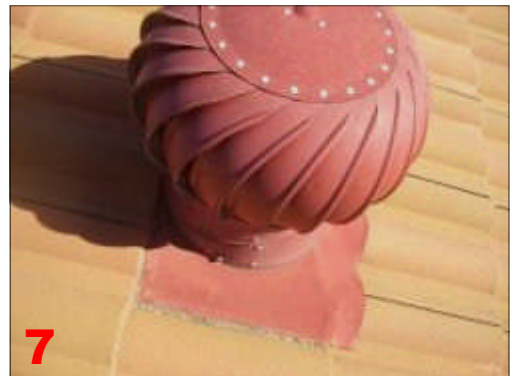
ROOF

The roof tiles appeared to be in good condition, although confirmation of whether a roof leaks or not can only be done during heavy rain.
(See photo no. 5)



The cement pointing around the ridge capping was in good condition, with no significant cracking at the time of inspection. (See photo no. 6)

The flashing around roof penetrations appeared to be in good condition, with no obvious gaps or cracks at the time of inspection.
(See photo no. 7 & 8)



The evaporative air-conditioning unit was in good condition, with no obvious faults externally at the time of inspection, but a licensed technician would be required to determine the service condition of the system as a whole. (See photo no. 9)





ROOF

The flashing around the acrylic skylight showed no evidence of excessive cracking or leakage at the time of inspection. (See photo no. 10)



The apron flashing was in good condition, with no excessive gaps or cracking at the time of inspection. (See photo no. 11)

The roof gutters appeared to be in good condition, with no excessive debris or blockages, although periodic checking & cleaning of the gutters and downpipes is recommended as part of normal maintenance. (See photo no. 12)



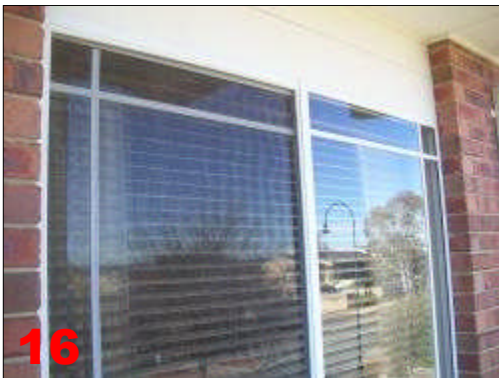
The polycarbonate roof sheeting over the front and side pergolas appeared to be in good condition, with no obvious faults at the time of inspection. It should also be noted that confirmation of whether a roof leaks or not can only be done during heavy rain. (See photo no. 13 & 14)





EXTERIOR

The eaves and soffit lining were in good condition, with no excessive sagging or loose trims at the time of inspection. (See photo no. 15)



The aluminium windows showed no evidence of excessive gaps around the frame and no excessive deflection to the head. (See photo no. 16)

The brickwork appeared to be in good condition, with no significant structural cracking at the time of inspection. (See photo no. 17)



The water meter showed no evidence of leakage at the time of inspection. (See photo no. 18)

The electrical meter box was inspected and the switches and fuses were found to be active, although a licensed electrician would be required to determine the compliance or otherwise of the electrical system. (See photo no. 19)





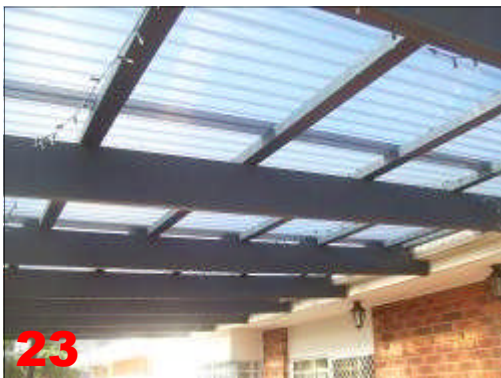
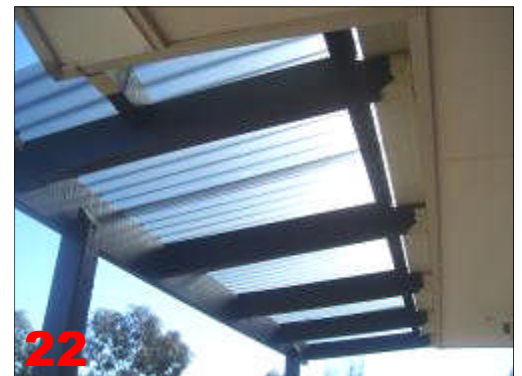
EXTERIOR

The **gas meter** showed no obvious faults externally, with no evidence of damage to the pipes and fittings, and no obvious gas odour to indicate leakage at the time of inspection. However, a licensed gas fitter would be required to determine the compliance of the gas system as a whole. (See photo no. 20)

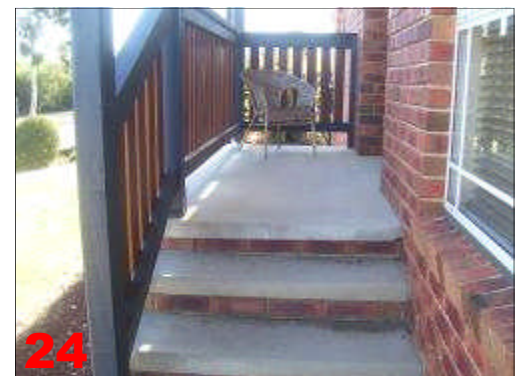


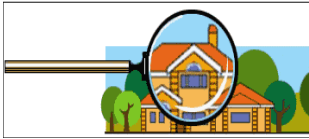
The **gas hot water unit** was operable, with no obvious leakage at the time of inspection. The relief valve was tested and found to be in operable condition; however a licensed plumber would be required to determine the service condition of the unit and its various components. (See photo no. 21)

The **timber pergolas to the front and side of the residence** appeared to be in good condition, with no evidence of excessive pest or water damage at the time of inspection. (See photo no. 22)



The **stairs and timber handrails** appeared to be in good condition, with no obvious faults to the stairs, and no evidence of pest or water damage to the handrails, at the time of inspection. (See photo no. 24)



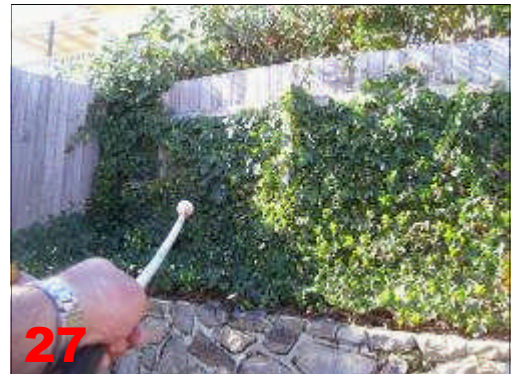


EXTERIOR

The timber gate to the right side showed evidence of damage and deterioration to the top rail which will require repair or replacement, and the loose palings obviously resecured. (See photo no. 25)



The timber fences that were unobstructed appeared to be in reasonable condition, although some sections were obscured by vines and bushes, making inspection impossible in those areas. It should also be noted that most timber fences need some maintenance and repairs, and vines may provide cover for unseen pests and periodic monitoring is recommended. All timber elements in contact with the ground are susceptible to pest and water problems and should be monitored on a regular basis. (See photo no. 26 & 27)



The stone retaining walls appeared to be in reasonable condition, and cracking in isolated areas at the rear is not a significant structural problem at this stage. However I am unable to comment on the provision of water control or other structural measures that are not visible. (See photo no. 28 & 29)





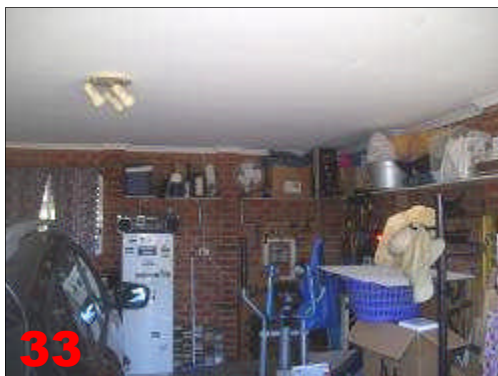
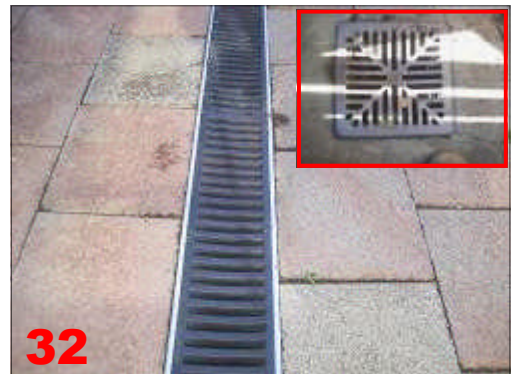
EXTERIOR

The garden shed appeared to be in reasonable condition, with no obvious faults externally, although it was locked and not able to be inspected internally. (See photo no. 30)



The paving to the entertaining area appeared to be in good condition, with no excessive lifting or subsidence at the time of inspection. (See photo no. 31)

The ground sumps and grated drains showed no evidence of excessive debris or blockages at the time of inspection, although an effort should be made in keeping these items clean to avoid potential blockages and surface water issues. (See photo no. 32)



The interior of the garage facilities appeared to be in good condition, with no significant faults to the visible areas of the roof structure, walls or floor, although not all areas could be inspected due to restricted access from stored materials. (See photo no. 33)

The garage door is fitted with an automatic opener, which was tested and found to be operable at the time of inspection. (See photo no. 34)





EXTERIOR

The driveway appeared to be in reasonable condition, and cracking in isolated areas is not a significant structural problem at this stage, but if further movement occurs and the cracks become a trip hazard, some repair work would obviously be needed then. (See photo no. 35 & 36)





INTERIOR

PLEASE NOTE: Under the requirements of Australian Standards 'AS4349.0 & 4349.1—2007. Inspection of Buildings & Pre purchase inspections of residential buildings', it is not a requirement to look at soft furnishings, floor coverings, electrical items, heaters, air conditioners or cosmetic defects. We test electrical items where it is safe and if time permits where possible and look at floor coverings and other minor defects as a bonus, not as a mandatory requirement.

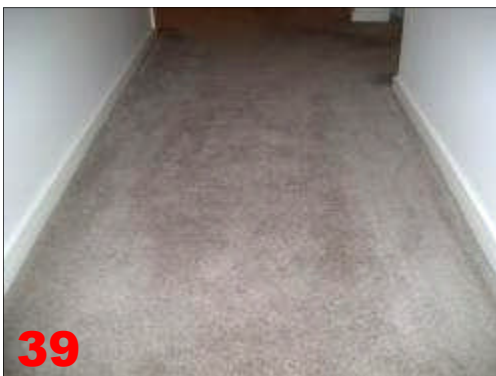
The interior finishes of the house were generally in **good condition**, with no significant structural cracking or movement to the internal walls. The accessible light switches and power points were tested and found to be active, although a licensed electrician would be required to determine the compliance or otherwise of the electrical system.

As part of our standard inspection procedure boot covers are fitted when entering the residence to protect the floor finishes from potential staining or scratching.



The ceiling lining appeared to be in reasonable condition, although there was a watermark to the family room ceiling, which may indicate previous leakage, however moisture meter readings indicated nothing unusual, which would suggest this is not a current issue, but this would need to be confirmed during heavy rain, and some additional patching and painting will be needed for a professional finish. (See photo no. 37)

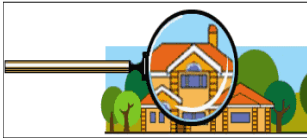
The floating timber floor finishes showed no obvious faults and no evidence of pest or water damage at the time of inspection. (See photo no. 38)



The carpet floor finishes showed no excessive staining or wear marks at the time of inspection. (See photo no. 39)

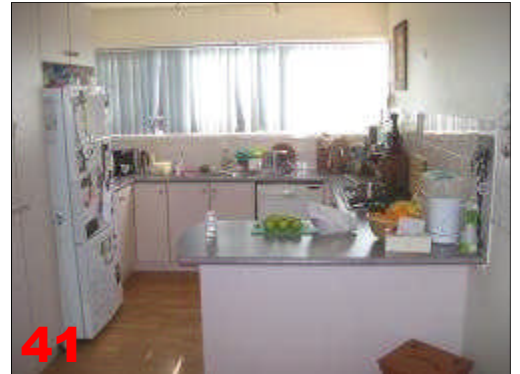
The tile floor finishes showed no excessive lifting or cracking at the time of inspection. (See photo no. 40)





KITCHEN

The kitchen facilities showed no significant faults to the fixtures or finishes at the time of inspection. (See photo no. 41)



The kitchen sink was tested and the plumbing found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 42 & 43)



The kitchen appliances were operable when tested at the time of inspection. (See photo no. 44)

The dishwasher showed no evidence of leakage and no excessive cracking to the door seal, although the unit was not tested at the time of inspection. (See photo no. 45)





LAUNDRY & WC

The laundry facilities showed no significant faults to the fixtures or finishes at the time of inspection. (See photo no. 46)



The laundry tub was tested and the plumbing found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 47)

The toilet facilities were tested and found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 48)



The toilet IXL Tastic was operable when tested at the time of inspection. (See photo no. 49)

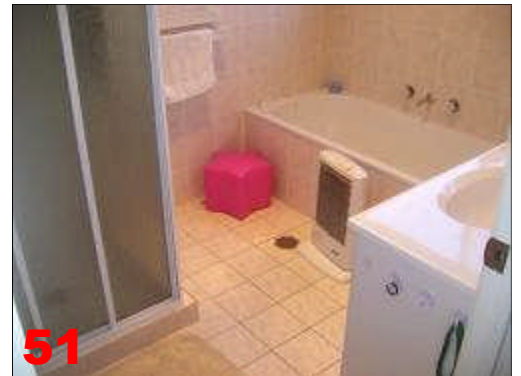
The toilet door is fitted with a privacy lock that was tested and found to be operable. (See photo no. 50)





BATHROOM

The bathroom facilities showed no significant faults to the fixtures or finishes at the time of inspection. (See photo no. 51)



The bathroom vanity unit was tested and the plumbing found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 52)

The bath tub and surrounding wall tiling showed no significant faults at the time of inspection. (See photo no. 53)



The bathroom shower showed no evidence of moisture or tiling problems at the time of inspection. The glass to the shower screen was cracked and although it did not appear to be loose, it may require replacement. (See photo no. 54)

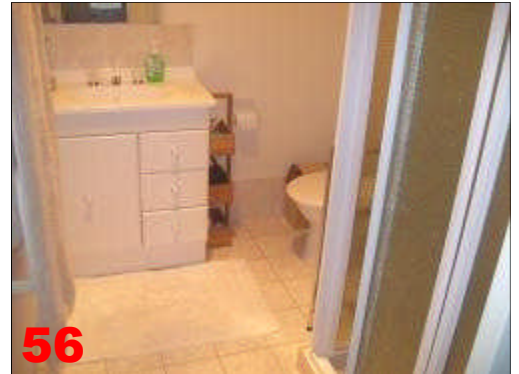
The bathroom IXL Tastic was operable when tested at the time of inspection. The bathroom door is fitted with a privacy lock, which was tested and found to be operable. (See photo no. 55)





ENSUITE

The ensuite facilities showed no significant faults to the fixtures or finishes at the time of inspection. (See photo no. 56)



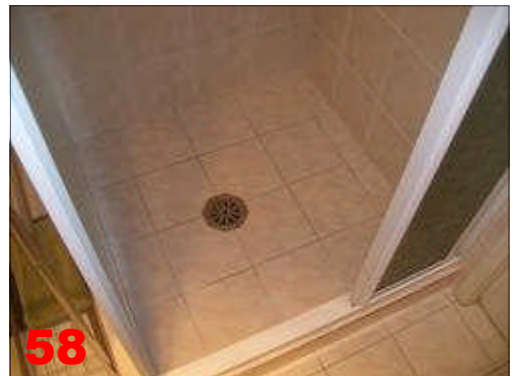
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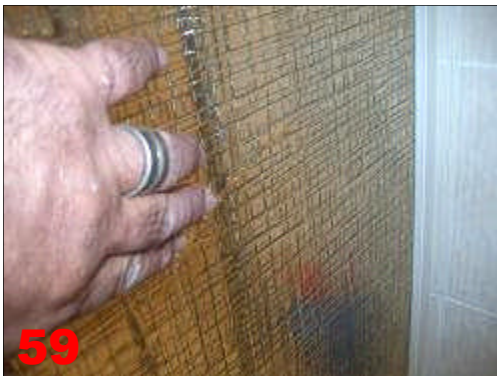
57

The ensuite vanity unit was tested and the plumbing found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 57)

The ensuite shower showed no evidence of moisture or tiling problems at the time of inspection. The glass to the shower screen was cracked and although it did not appear to be loose, it may require replacement. The shower screen doors were operable, but the centre door is missing a clip that prevents the doors sliding past on another, but this could be easily rectified. (See photo no. 58, 59 & 60)



58



59



60



ENSUITE

The ensuite toilet facilities were tested and found to be operable, with no evidence of leakage at the time of inspection. (See photo no. 61)



61



62

The ensuite IXL Tastic was operable when tested at the time of inspection. (See photo no. 62)

The ensuite exhaust fan was operable when tested at the time of inspection. (See photo no. 63)



63

ANCILLARY ITEMS



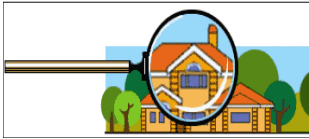
64

The aluminium windows showed no significant faults at the time of inspection. (See photo no. 64)

The aluminium sliding door was operable with no obvious faults at the time of inspection. (See photo no. 65)

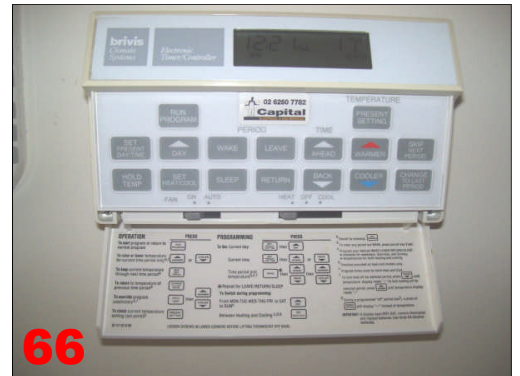


65



ANCILLARY ITEMS

The ducted heating control panel was operable at the time of inspection. However, a licensed technician would be required to assess the service condition of the system as a whole. (See photo no. 66)



The air-conditioning control panel was operable at the time of inspection. However, a licensed technician would be required to assess the service condition of the system as a whole. (See photo no. 67)

The smoke detectors were tested, although were not operable and may require new batteries. (See photo no. 68)



The ceiling fan in the master bedroom was tested and found to be operable at the time of inspection, however top cover has slipped down, but this could be easily adjusted. (See photo no. 69 & 70)





ROOF SPACE

Access was restricted to most sections of the roof space due to the number and size of the heating/cooling ducts, and therefore no comment can be made regarding the condition of those areas. (See photo no. 71)



The roof structure is a truss roof design; the trusses appeared to be well set out and fixed, and showed no significant structural, pest or water damage to the trusses that could be accessed and inspected at the time of inspection. (See photo no. 72)

The roof battens appeared to be in good condition, with no evidence of excessive sagging or water damage to the battens that could be accessed and inspected at the time of inspection. (See photo no. 73)



The ducted heating unit is located in the roof space, and showed no obvious faults externally at the time of inspection. However, a licensed technician would be required to assess the service condition of the system as a whole. (See photo no. 74)

The heating and cooling ducts that could be accessed and inspected showed no evidence of gaps or leakage at the junctions at the time of inspection. (See photo no. 75)





ROOF SPACE

The ceiling is fully insulated with fibreglass batts throughout, although the batts were not lifted during the inspection, which means the batts restrict a clear view of the ceiling structure, therefore not all areas were able to be inspected, particularly where height is restricted due to the slope of the roof or the number and size of ducting. **Please note:** I don't recall seeing any downlights fitted in this residence, but should down lights be fitted; care should be taken to ensure a 100mm clearance between the light and surrounding insulation or fitting a shroud to reduce a risk of fire.
(See photo no. 76 & 77)

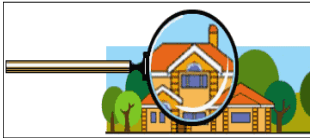


RECOMMENDATIONS

Generally speaking, the residence is in good condition, with no significant faults to the general structure, and no evidence of any pest problems. While there may be isolate areas which need minor maintenance, these are neither serious nor unusual and can be easily addressed. However, areas with restricted access, concealed items or spaces such as wall cavities, some parts of the roof, and the underside of slabs cannot be inspected, and therefore no comment can be made about those areas.

- **This section of the report** is normally reserved for recommendations on how to repair faults highlighted throughout the report, and since there are no serious faults worth mentioning, and most of the items are minor maintenance issues and are easily addressed, I'm glad not to have anything really negative to say.
- **Where timber fences other timber elements** are in contact with the ground, they become susceptible to termites and other pests, particularly where decay has already set in, and although no activity was found during the inspection, that is not a guarantee that this could not happen at some point in the future, and periodic monitoring is recommended.
- **Although there were no obvious signs of drainage or stormwater problems**, I can't definitively say if the drainage measures in place are adequate or not, and further observation during heavy rain would be needed to assess the overall drainage performance. It is often a good idea to have the sewer and stormwater lines inspected with a video camera. Things under the ground can be expensive to fix, and a CCTV survey is money well spent. See page 22 for D-Tech Services contact details, should you choose to have a CCTV survey done.
- **The ceiling lining** appeared to be in reasonable condition, although there was a watermark to the family room ceiling, which may indicate previous leakage, however moisture meter readings indicated nothing unusual, which would suggest this is not a current issue, but this would need to be confirmed during heavy rain, and some additional patching and painting will be needed for a professional finish.
- **Where applicable**, Air-conditioning systems, gas heaters and other gas installations, wood heaters, grey water systems, water tanks above or below ground, septic systems and solar systems are not part of our expertise, and licensed tradesmen for those items would be required to make any definitive comment about the condition or compliance of those installations.
- **Please note**; the house was furnished during our inspection, and furniture and furnishings often restrict access or vision of some areas, which are then not able to be inspected. It may well be that once the furniture is removed, other faults could be found, although this is something we cannot comment on at this stage.
- **The taps, sinks and basins** were checked for obvious leakage at the time of inspection, although a licensed plumber would be required to verify the compliance of the plumbing/drainage system.
- **The light switches, power points, and all other electrical items**, both internal or external, that were accessible and checked in our report, could stop working at any time after our inspection, and because our reports are not a warranty, a licensed electrician would be required to determine the compliance or otherwise of the electrical items or systems in place.

CONTINUED NEXT PAGE



I.B.I.S

INTEGRATED BUILDING
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RECOMMENDATIONS CONTINUED;

- **Most of the items highlighted in the report** are not of a serious nature and could be considered items which could be addressed as part of a regular maintenance program. Allow approximately \$65/hour + materials for tradesmen to address as required.
- **Although not all the items highlighted in the report** may be listed here in the recommendations, that should not exclude them from receiving the required attention.

All in all the residence seemed to be well built, with no significant structural or pest problems. Most of the items highlighted in the report are of a cosmetic nature, and should not be a serious concern. However, as far as pest issues are concerned, there are always concealed areas that are not able to be inspected with a basic visual inspection, and if this is a concern for you, I would recommend further investigation with sensitive non-invasive instruments that can more accurately scan concealed spaces to detect potential pest activity.

PLEASE REFER TO LIST OF RECOMMENDED CONTRACTORS ON THE FOLLOWING PAGES FOR ANY MAINTENANCE OR RENOVATION WORK YOU MAY REQUIRE.

Please note, these recommendations are my opinion only and that some suggestions may not need to be done. However, I feel most are common sense solutions to problems that may be minor, but should be addressed in time to avoid larger problems later. I hope this report meets your needs and expectations, if you have any questions or concerns, please call me on the numbers listed below.

Best wishes and regards

George Pudja

Proprietor of IBIS.

HIA Member - 838954

Certified Building Consultant - BC737

Certified Pest Inspector - PESTMGMT007605.

Licensed Builder - 19957795 ACT, 123582C NSW.

ACTEHERS Certified Energy Rating Assessor - 04-0288.

QBE Professional Indemnity Insurance Policy No: 09 P000974 PLB

RECOMMENDED CONTRACTORS

Please note: The following pages include some of the contractors who I personally know provide quality work and products at a reasonable price. They are people I have used personally and am happy to recommend them to anyone.

PASIC BUILDING SERVICES

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GEORGE PUDJA

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Lic. ACT & NSW

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Stew 0413 835 497
stewardslav@bigpond.com

ABN 72 329 091 425

Mathew Stewart (Stew) is a hard working, genuine guy, and very good licence plumber, that I can also recommend for small or large domestic and maintenance work. He also has a thorough knowledge of Air conditioning and ducted heating.

BMG Contracting Services Pty.Ltd.
ABN.58 122 249 254

Gordon Bogojevic
Managing Director
Domestic & Commercial
Obligation Free Design & Quotation
Best Prices in Town
Office / Fax: (02) 6299 6186

Mobile: 0421 086 366
BMGContracting@gmail.com

Gordon (Goran) is a very neat and tidy painter that takes great care in his work & preparation, which we all know is the key to good painting. Call him for a competitive price and any job small or large.

D-TECH SERVICES

Terry Pike

Mobile: 0438 630 852
Phone-Fax: (02) 6278 7548
Email: dtech@webone.com.au

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Terry and Bruce from D-Tech are specialists in leak detection, sewer and stormwater inspections with CCTV cameras, and have specialist equipment for inspecting confined spaces, give them a call, it's money well spent.

RECOMMENDED CONTRACTORS

Please note: The following pages include some of the contractors who I personally know provide quality work and products at a reasonable price. They are people I have used personally and am happy to recommend them to anyone.

BLACK FOX KITCHENS




Mick Higgins 0499 016 772

Mick is very good at what he does, he is skilled in joinery and kitchen design and construction. He can renovate an old kitchen or build you a new one, and his honesty, integrity and workmanship are second to none.

NEXUS ELECTRICAL PTY LTD

ABN 40 111 162 255
ACT License No. 200427024 • Fully Insured



Bob Cigljarovic
Director

Phone 02 6299 3311
Mobile 0418 633 066
Fax 02 6299 6111
17 Daly St, Queanbeyan NSW
bobc@nexuselec.com.au
www.nexuselectrical.com.au

- Electrical contracting
- Project management
- Facility management
- Communications
- Energy management

Bob runs a very professional electrical company, they can do anything and are in charge of some big maintenance contracts around town. If you need professional top class service and work, these are the people to call.

nedicarchitects

ABN 43 916 615 313


Suite 12, 71 Constitution Avenue
Campbell ACT 2612

T. 02 6154 3059
F. 02 6108 3529

E. info@nedicarchitects.com.au
W. www.nedicarchitects.com.au

Boris Nedic
Architect

If you need your home, extension or townhouse development, or commercial building to be designed, documented, approved and inspected, then Boris is the right man to call. He is very pleasant & professional.



Andrew Smith
Mobile: 0412 722 636
1A/10 Dacre Street, Mitchell ACT 2911
Telephone: (02) 6292 5347
Email: andrew.reactroofing@grapevine.com.au

Andrew and the team at React roofing are very good at what they do, and I have used them personally and was very happy with the professional service and work. They have the manpower and the expertise to handle any roof related maintenance and repairs. Give Andrew a call.

Peter Byatt Electrical

PROMPT RELIABLE SERVICE
COLA LICENCE 1973901




5 Delany Crt Melba
Mobile

6258 1242
0402 829 390

As the card says, Peter is prompt and reliable, which is what you want out of every tradesman, what it doesn't tell you is what a nice bloke he is too, and that he knows what he's doing ... Also very important!

SINGA LANGI Architectural & General Drafting Services

10 CASCADE STREET
QUEANBEYAN NSW 2620

Phone 0262971083 MOB.
0421778456
singalang123@hotmail.com



Singa is a very nice and friendly man that has been drafting plans for years, and he is capable of drawing any house, pergola, deck or extension plans you need. I was impressed with him and I'm sure you would be too.



I.B.I.S.

INTEGRATED BUILDING AND INSPECTION SERVICES

RECOMMENDED CONTRACTORS

Please note: The following pages include some of the contractors who I personally know provide quality work and products at a reasonable price. They are people I have used personally and am happy to recommend them to anyone.



Dolphin Bathroom Industries Pty Ltd

Kathy Wilson
mob: 0417 160 686

kathy@dolphinbathrooms.com.au ph: (02) 6242 8544
unit 5/9 tooth street fx: (02) 6242 8545
mitchell, ACT 2911 www.dolphinbathrooms.com.au

We use Dolphin for all sorts of bathroom renovation needs, they supply quality gear and are the best at measuring and fitting shower screens.
Try them and you won't be disappointed.



Brad McIntosh
Customer Service Manager

GPO Box 960
Canberra ACT 2601

Phone: 1300 2RE SEAL 1300 273 732
Fax: (02) 6166 SEAL (02) 6166 7325
Mobile: 0433 RE SEAL 0433 737 325
Email: brad@re Seal.com.au

www.re Seal.com.au

Re-seal bathrooms offer an excellent service when it comes to fixing leaks around the bathroom, shower, laundry, ensuite etc. They can do small or large jobs, so give Brad a call, I'm sure he can help.



CLARKE & DI PAULI
SURVEYORS

Level 1, 19 Monaro Street
PO Box 88, Queanbeyan
NSW 2620

Steven Beljanski
Principal

Phone: (02) 6299 1836
Mobile: 0407 268 919
Facsimile: (02) 6299 4560
Email: steve@dipauli.com.au

B APPS. SC. SURVEYING
Member I.S.A.
ASIBA, ACSA

Registered in NSW & ACT

Most building, extension and construction work requires a survey plan these days And for great service from an establish company, who really know what their doing, call Steve, I use him and you should too.



MOLONGLO BUILDING & INVESTIGATION SERVICES
Unit 9 / 43 Bayldon Road,
Queanbeyan 2620.

Ken Hopkins Mobile: 0401298565 ~ Office: 0429 800 896
Fax: 02 62976914 ~ Ph: 02 62972634
Email ~ kghopkins@yahoo.com.au

Ken Hopkins does certification for new construction as well as unapproved structures, and is a useful man to know when it comes to getting stuff approved. He is a busy man, so call the office first.



FIRST CHOICE

PROFESSIONAL PEST MANAGEMENT
& WEED CONTROL SERVICE

Incorporating ALL PEST CONTROL SERVICES
"Specialist in Bird Control, Bee & Wasp Removal"

6292 5600 Fax: 6291 0295
Mob: 0419 249 643

PO Box 178 Calwell ACT 2905 www.firstchoicepest.com.au

Mark at First Choice has been doing pest control for a long time, and he does it well. I can recommend his services for all your pest treatment requirements.



Sasha Babic 0411 019 815 Email: sashababic@optusnet.com.au

For all Rendering requirements, including solid render,
Acrylic render, Polymer render
... if it needs to be rendered ...call us, we're the best !!

nuplex **acryloc** **CEMEX** **ROCKCOTE**
building products RENDER - TEXTURE - PAINT

Sasha is a very hard working young man, who is very good at his job, because he takes pride in what he does. He doesn't take short cuts, and does the job properly the first time, which is the way it should be done. Call him for any rendering requirements.

IBIS Integrated Building & Inspection Services



Pest Inspection Certificate

This is to certify that a **visual pest inspection** was carried out at;

Address

57 Paul Coe Crescent, Ngunnawal ACT 2913

which was conducted with the utmost care and attention to the building and surrounding grounds and was found to be in ;

“Good Condition”

with

“No evidence of current pest infestation or damage to the house or surrounding grounds.”

“However, there are always concealed areas that are not able to be inspected with a basic visual inspection, and if this is a concern for you, I recommend further investigation with sensitive non-invasive instruments that can more accurately scan concealed spaces to detect potential pest activity”.

“Please refer to the report for further information and the following pages for report specifications, check list, scope of inclusions / exclusions and important notes.”

Presented by:



George Pudja

Integrated Building & Inspection Services.
LIC No: PESTMGMT007605, June 03rd, 2013.



P.O. Box 744, QUEANBEYAN, N.S.W. 2620
PHONE: 02 6299 5961 FAX : 02 6299 7207 MOBILE : 0412 510 789

Pest Report Check list



The following is a list of items that were checked in relation timber pest problems, and susceptibility of attack.

Location of items checked	No faults	Not applicable	Restricted access	Fungal & water damage	Active termites	Inactive termites	Borer damage	Dampness in soil	Restricted ventilation	DPC encroachment	Mice, Possums or Birds	Excessive debris	Low Susceptibility	Medium Susceptibility	High Susceptibility
Subfloor		<input checked="" type="checkbox"/>													
Slab floor	<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	
Roof space			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>		
Interior walls	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		
Exterior walls	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		
Pergolas	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		
Deck		<input checked="" type="checkbox"/>													
Sheds			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>		
Garage			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>		
Carport		<input checked="" type="checkbox"/>													
Stored materials		<input checked="" type="checkbox"/>													
Trees	<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	
Fences			<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	
Garden edging		<input checked="" type="checkbox"/>													
Sleepers		<input checked="" type="checkbox"/>													
Other															

PLEASE REFER TO BODY OF REPORT FOR FURTHER INFORMATION ON ITEMS LISTED.

P.O. Box 744, QUEANBEYAN, N.S.W. 2620
 PHONE: 02 6299 5961 FAX: 02 6299 7207 MOBILE: 0412 510 789

IBIS Integrated Building & Inspection Services



Building Report Specifications

The following is a list of Inclusions, Exclusions and general scope of what is involved and covered in a building report;

ITEMS NORMALLY INSPECTED

The interior of the building, the exterior of the building, the roof space, the subfloor space, the site - See Section 2 of AS 4349.1 - 2007 - The Standard Property Inspection, for a more comprehensive list of items normally inspected during a normal visual inspection. Although if items listed are not fitted, often no comment is made unless it is considered a significant structural problem.

EXCLUSIONS

The following items are excluded from a standard visual building inspection;- Any item which is the subject of a special purpose building inspection, any area or item which was not, or could not be inspected by the inspector, any matter which is not within the consultants expertise or a matter, the inspection or assessment of which is solely regulated by statute. See Section 3 AS 4349.1 - 2007. Any area or item which requires 'invasive procedures' in order to be inspected properly, such as unscrewing, de-nailing, tearing, breaking a seal, gouging, cutting or digging.

CONDITIONS & LIMITATIONS OF REPORT

This visual building inspection report is conditional upon or conditional in relation to :- The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions, durability of materials, or areas requiring removal, lifting, unscrewing or tearing of fixed or sealed, panels and membranes, as this would constitute an 'invasive inspection', which is not covered under the terms of a normal 'visual inspection'. Other items that may affect the report such as, information provided by the person, the employees or agents of the person requesting the report and the owner of the property, the specific areas of 'expertise' of the building inspector, which may exclude comment on areas or items covered by a specific trade or field of engineering, and the apparent concealment of possible defects, lack of access or any other factor limiting the preparation of this report. For ACT reports all requirements and limitations listed in the Civil Law (Sale of Residential Property) Act 2003 and subsequent amendments, and it should be understood that no reliance may be placed on the report for any contract entered into more than 180 days after the date of inspection. For NSW reports the reports are valid for 180 days from the date of inspection. But regardless of the period of elapsed time, this report is not a guarantee that no faults will occur after the inspection date, but rather reflects the condition of the property at that time.

AREAS OF EXPERTISE FOR IBIS

George Pudja is qualified in the following areas; Architectural drafting, carpentry & joinery, basic understanding of general building construction as required to obtain a 'C Class' builders license in the ACT & NSW, which covers footing design, slab preparation, basic steel tying and fixing, wall frame construction, roof frame construction, pre-sheet preparations, fixing of skirting and architraves, installation of windows and doors. A general knowledge of the BCA, and certain Australian standards related to Building & Pest inspections. AS 4349.1 - 2007 & AS 4349.3 - 1988, Pest inspections and treatments, energy ratings for new and existing residences, and is a Licenced Building Consultant. Areas not considered as part of my general expertise include; electrical wiring and installations, plumbing & drainage fixtures and installations, mechanical services, structural engineering as related to load calculations, wind forces, and other specific engineering requirements.

Please refer to Appendix A of AS 4349.1—2007 which outlines some general information about what can 'reasonably' be expected from a building inspection report, and discusses 'Minor defects', Inspections on strata title buildings, items not normally inspected, items affecting shower leak detection, chemical spays in subfloor areas, and states "**A standard property report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.**" People using the report must have realistic and reasonable expectations of what an inspector can detect, comments on items inspected, and the lack of comment on features not installed or able to be inspected. It is not the purpose of the report to try to educate readers in every aspect of building construction, and although basic English is used where possible, this is not an instruction manual or a summary of every Australian standard relating buildings, and lack of understanding or general knowledge of the reader cannot be factored into every report. Photos are used in lieu of long winded notes where possible and the inspector should reasonably expect the reader to ask question if something is not clear or not mentioned in the report. However detailed inspection of any one area cannot be expected in a general building report, which would be covered in a Special Purpose inspection & report. See Section 4 - AS 4349.1 - 2007.

IBIS Integrated Building & Inspection Services reserves the right to sell this report to any person entering into a contract to purchase the property inspected in the report, and for ACT reports will within 7 days after the report was prepared, lodge the following information on the Office of Fair Trading public register; The street address, the type of report, the inspection date, name of inspector, and name of business the inspector works for.

IBIS Integrated Building & Inspection Services



Pest Report Specifications

The following is a list of Inclusions, Exclusions and general scope of what is involved and covered in this report;

ITEMS NORMALLY INSPECTED

The interior of the building, the exterior of the building, the roof space, the subfloor space, the site - including trees, fences, stumps, and any other structure within the property boundary up 50 metres from the main building.

EXCLUSIONS

The following items are excluded from a standard timber pest inspection;- Furniture, Furnishings, stored items and concealed timbers which are not easily accessible for visual inspection, items which do not have reasonable access including panels or hatches that are screwed or bolted in place, openings that are too small as described in AS 4349.3 - 1988.

SUSCEPTIBILITY TO INFESTATION BY TIMBER PESTS

The level of susceptibility of the building to infestation by timber pests is assessed in the following way;- Level of accessibility for inspection; Presence and effectiveness of visible physical termite barriers; Subfloor ventilation; Subfloor drainage; Influence of adjacent areas such as gardens and paving; Obvious areas of dampness; Storage of timber and other materials under or adjacent to building; Timbers in contact with the ground; Timber products of inappropriate durability; Bridging of damp proof courses, or other physical barriers that may cause water or pest problems.

INSPECTION FOR TIMBER PESTS

The inspection of the property comprises of a visual examination of all accessible areas, paying particular attention to;- Evidence of the active presence of (1) Fungal Decay, (2) termite Damage, and (3) Borers damage ; Evidence of inactive timber pest damage; Evidence of previous treatment for timber pests; Conditions that may be conducive to timber pests; Damage caused by pests and location of any termite nests found within the property boundary up to 50 metres from the main building. All inspections are carried out in accordance with Australian Standard AS 4349.3 - 1988.

CONDITIONS & LIMITATIONS OF REPORT

This pest inspection report is conditional upon or conditional in relation to ;- The assessment of any apparent active or inactive timber pests, the detection of which may be subject to prevailing weather conditions; Information provided by the person, the employees or agents of the person requesting the report; Apparent concealment of possible active or inactive timber pests, or any other factor limiting the preparation of this report. For ACT reports all requirements and limitations listed in the Civil Law (Sale of Residential Property) Act 2003 and subsequent amendments, and it should be understood that no reliance may be placed on the report for any contract entered into more than 180 days after the date of inspection. For NSW reports the reports are valid for 180 days from the date of inspection. Please note: termites work very quickly, they don't sleep , and the only thing that slows them down temporarily, is cold weather. Within 1 month they can do considerable damage, and therefore longer guarantees are just not possible or realistic, as this is not a treatment, but rather an inspection, and it is quite possible that, what was not active today, may become active tomorrow. This is a **visual inspection report** and does not include invasive measures such as digging, gouging, drilling of walls, floors, or other elements in or around a building. If damage is found, it is difficult to determine the extent of damage without a more invasive inspection (A special purpose inspection), which can be arranged, separate to this report on request, at additional cost. IBIS Integrated Building & Inspection Services reserves the right to sell this report to any person entering into a contract to purchase the property inspected in the report, and for ACT reports will within 7 days after the report was prepared, lodge the following information on the Office of Fair Trading public register; The street address, the type of report, the inspection date, name of inspector, and name of business the inspector works for.

IBIS Integrated Building & Inspection Services



Common Questions on; Termites & Inspections.



By George Pudja - IBIS Integrated Building & Inspection Services.
Qualifications - Licenced Building Consultant BC 737, Licenced Builder 19957795 ACT, 123582C NSW, Completed Pest Management Course Cert 2 & 3 - 604, Architectural draftsman from 1983 to 1992, Builder from 1992 to Present, Licenced Energy Rating Consultant 04-0268 ACTHERS, Professional Indemnity & Public Liability Insurance QBE - 09 P000974 PLB

Question: Can any property have 100% termite protection?

Answer: No.

No property can be fully protected against termite activity, termites are part of nature and nature will continue to function around us despite our best efforts to try to control it. The risk factor of termite infestation and/or activity, can be reduced significantly by multiple factors. A property located in the colder regions of Australia is less likely to have termite activity as the environmental conditions deter termite activity. A property in the tropics is more likely to have termite activity as the conditions are moist and warm.

However, even in the coldest climates, termite activity is possible in manmade buildings that maintain balanced conditions which are conducive to termite existence. The application of termiticides or other termite control methods will only at best reduce the risk of exposure to termite activity, for a limited time. Many people have a false sense of security with regard to termite activity, believing that the property they own or occupied is safe from termite infestation and when they discover that termites are active or activity has occurred, tend to suffer apparent emotional anxiety and stress, not to mention financial loss which can occur from termite damage.

It is extremely important for us to try to educate people who may have only a limited understanding of the nature and biology of termites, that termite damage can occur in any property, and that even with the most extensive termite preventative measures, the risk can only ever be reduced not fully eliminated.

Question: Can I get a termite inspection that will determine without doubt that no termite activity or damage exists?

Answer: No.

It is reasonable for the general public to expect that a termite inspection carried out by a qualified inspector would detect any termite activity or damage and that professional advice would be provided accordingly, because this is the reason that the termite inspection was requested in the first place. The misconception most people have is that obtaining a definite yes or no answer to the termite question would be straightforward or easy for a professional to provide, and in legal terms this often becomes the area of contention as the law is generally easier when things are black and white, although when it comes to termites nothing is definitive nor is it black or white.

The fact is that it is not always possible for even the most experienced and competent termite expert with the most advanced technology to detect termite activity or damage. Firstly, termite species that attack buildings are often subterranean, and one of the most basic survival tools of these types of termites is to remain fully concealed, hiding their existence, and never exposing themselves to potential dangers unnecessarily, and to be quite honest, they have had far more practice, and are far better at hiding ... than we are at finding them !

Where a termite infestation is in its infancy, or a termite nest is at its early stages of development, it would be humanly impossible to readily detect this termite activity. The termite expert can only base his / her findings upon indicators that are observed in one manner or another, and if indicators are not present, then the question arises as to how is an accurate determination to be made ? Based on this, it would always be prudent to assume that termite activity is present at the time of any termite inspection, but that the termite activity is not necessarily detectable. This would no doubt provide for extensive legal debate, even though it may be true in some instances. The fact is, when an inspector says "there was no evidence of current pest activity", he may well be telling the truth, although that doesn't necessarily mean that hidden activity was able to be seen or detected.

IBIS Integrated Building & Inspection Services



Common Questions on Termites & Inspections.



Question: How often should I inspect my property?

Answer: At least once every 12 months, or once every six months in high-risk areas.

Regular, competent inspections should be carried out on an annual basis, but more frequent inspections are strongly recommended. Additional inspections are recommended when bridging or breaching of a barrier may have occurred, such as home additions, alterations, earth works or landscaping adjacent to the building. Such routine inspections will not prevent termite attack, but will allow evidence of further termite activity to be detected, providing that access to all areas is available and there are no concealed entry points. Early detection will allow remedial treatment to be carried out, which would in turn keep potential damage to a minimum.

Regular inspections will not prevent termite attack but may help in the detection of termite activity, and it should be noted that a failure to conduct regular, competent inspections, may void some building or insurance warranties, and this should be looked into closely to avoid an even larger financial headache later.

Question: I have had my property treated to prevent termites, is my property safe from future termite damage?

Answer: No

Although your property may have had preventative termite treatment carried out by a pest control company, your property is still exposed to future termite attack and the reasons why are as follows;

1. Many termite nests initiate from Alate termites, which are winged reproductive termites that fly during certain seasonal and climatic conditions to find a suitable place to establish a new colony. The success rate of these flying termites in creating a nest is very low, but it only takes one mature termite colony to cause considerable damage to a building, or indeed several buildings.
2. A chemical barrier installed in the soil is prone to fail as it is exposed to numerous variants in the ground, including movement and settlement, variations in moisture and soil composition, tree and plant roots, burrowing or digging by other animals and insects, and natural seepage of water through the ground, and the list goes on The chemicals of the termite barrier itself, will overtime, weaken in toxicity to the targeted pest.
3. Human or other animal activity on or around the property.
4. Incomplete installation or application of the termite barrier, resulting from poor workmanship or improper chemical mixtures.
5. Lack of ongoing maintenance to the property.
6. Home remodeling and renovations.
7. Changes in drainage conditions around the house, resulting from leakage or seepage.
8. Changes in the garden growth, creating cover and harborage for unwanted pests, and making inspection of adjoining areas to the building difficult.
9. Changes in ventilation under the house, where vents are blocked or obscured, which can lead to several negative changes in the building environment, which make it more conducive to termite infestation.
10. Lack of access for proper inspections, which should be done on a regular basis, but which are often hindered by poor access to critical areas.

The fact is that no property is safe from future termite infestation, and it is of utmost importance to understand that ongoing, periodic inspections are critical to detecting termite activity in its early stages. If termites are dedicated to breaching a termite barrier that a colony has identified, it is known that the colony will sacrifice large numbers of termite to create a trail through or around these barriers. Termite mudding can be packed densely and thickly so as to protect the termite working from exposure to the chemical. This has led to the understanding that slow acting chemicals are more effective on termites than repellent chemicals.

The use of organochlorine pesticides eg: chlordane, heptachlor and DDT in the ACT has been prohibited since December 1, 1993. Chlorpyrifos and arsenic dust are alternative treatments which can be used by licensed pest controllers for termite control, and nonchemical methods of treatment, which include physical barriers such as granite screening and fine stainless steel mesh are also available. Further details of these termite control measures are given in the ACT Building Control — Building Note 3, or by contacting Environment ACT - 02 - 6207 9777.



Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED: George Pudja T/as IBIS Integrated Building & Inspection Services

LICENSEE: George Pudja & Zarko Pilipovic

BUSINESS DESCRIPTION: Timber Pest Inspections - Covered
Pre-Purchase House Pest Inspections - Covered
Building Inspections (Non Pest Related) - Covered
Compliance & EER Inspections & Reports - Covered
Home Owner's Warranty Insurance Inspections & Reports - Covered
Defects Inspections & Reports - Covered
Carpentry - Covered
General Building & Building Maintenance - Covered

POLICY REFERENCE: 09 P000974 PLB

EXPIRY DATE: 02/07/2013

POLICY CLASS: Pest Controllers Combined Liability.

SUMS INSURED: **Section A: Broadform Liability**

Limit of Liability: \$5,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

Section B: Professional Indemnity

Limit of Liability: \$1,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy - QM792.

Signed
Narelle Pratt
Underwriter – Intermediary Distribution

Date 28/06/2012