



**LAWRIE PAUL**  
BUILDING & PEST SERVICES

## **LAWRIE PAUL BUILDING & PEST SERVICES**



PROPERTY AT:

**61 Kalgoorlie Crescent**  
**FISHER ACT**

Date of Inspection: Wednesday 29<sup>th</sup> January 2014



*Member of:*

Master Builders Association

Housing Industry Association

Australian Environmental Pest Managers Association

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## **Pre-Purchase Inspection - Residential Building Report – (ACT)**

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

### **Administration Details**

**Property Address:** 61 KALGOORLIE CRESCENT FISHER ACT 2611

### **Agreement Details**

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 Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

**Date of Agreement:** 29<sup>th</sup> January 2014

**Specific Requirements/Conditions Required by You were:** Nil

**Changes to the Inspection Agreement requested:** Not applicable

Date the Changed Agreement was accepted: Not applicable

Time the Changed Agreement was accepted: Not applicable

- ◆ **This Report is subject to conditions and limitations. Your attention is particularly drawn to the Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.**

### **Inspection Details**

**Date of the Inspection:** Wednesday 29<sup>th</sup> January 2014

**Time of Inspection:** 12:00 pm

**Persons in Attendance:** Nil

**Weather Conditions at the time of Inspection:** Dry

**Recent Weather Conditions:** Dry

**Building Furnished:** No

**Building Tenancy:** Unoccupied

### **Areas Inspected and Restrictions to the Inspection**

**The Inspection included:** The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- 1. The Actual Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site, The Subfloor

Other Areas Inspected were: Garage, carport, pergola, garden shed and storage shed.

**(a) Areas NOT Inspected Including Reason(s) were:**

Subfloor – slab on fill to rear extension

Under patios – bricked in

**(b) Areas NOT Fully Inspected Including Reason(s) were:**

Fence – vegetation restricts visual inspection in some areas

Roof void – some areas due to low construction and insulation

### **Recommendations to Gain Access and Reinspect**

**The Area(s) and/or Section(s) to which Access should be gained or fully gained are:** As per items B above.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

## **Factors that Influenced the Inspection/Report Outcome**

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: ***Power was disconnected at time of inspection, therefore no lights or electrical appliances could be tested and kitchen plumbing has been disconnected so no plumbing and drainage could be tested as water could not be turned on at main.***

### **Details of Apparent concealment of possible defects:**

Evidence of apparent concealed defect(s) was seen and details were: Nil

### **Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:**

**Important: as this is a visual inspection we strongly recommend the purchaser make inquiries from the vendor about any property issues not visible at time of inspection.**

Additional Information provided was: Nil

### **Details of Other Factors influencing the inspection: Nil**

## **Description and Identification of the Property Inspected**

This is a two bedroom, brick veneer single storey extended Commonwealth constructed residence with internal plasterboard walls and ceiling, timber and concrete floors, truss pitched roof construction with concrete roof tiles.

## **Other Inspections and Reports Required**

**It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.**

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

## **Terminology**

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

**Damage:** The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting:** The Item has moved out of shape or moved from its position.

**Water Penetration, Dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration:** The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational:** The item or part does not function as expected.

**Installation:** The installation of an item is unacceptable, has failed or is absent.

## **INSPECTION FINDINGS**

The following areas were inspected where present and within the scope of the inspection -

Interior, The Roof Interior, Exterior, The Roof Exterior, The Subfloor, Garage/Carport, Pergola/Deck, Site.

**Important: Strata Title** - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

### **THE INTERIOR OF THE BUILDING**

If present the following elements were inspected:

**The Rooms:** Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

**Kitchen:** Bench Top, Cupboards, Sink, Taps and Tiles.

**Bathrooms, Toilets, En-suite and Laundry:** Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

### **Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations**

#### **INTERNAL**

##### **Bedroom 1**

- robe installed with four hinged doors, two doors require additional clearance adjustment;
- bedroom door handle is loose, refixing recommended;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

##### **Ensuite**

- concrete floor construction;
- plumbing and drainage not tested;
- shower door requires repair;
- light/heater/exhaust fan combination fitted, one heat bulb missing, unit not tested;
- exhaust fan fitted, not tested;
- all wall and floor tiles are sound;
- all wall and ceiling linings are sound;

##### **Bedroom 2**

- no robe installed;
- bedroom door furniture has been removed;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

- Storeroom**
- all wall and ceiling linings are sound;
  - one recessed light is missing;
  - skirting board is missing to one wall
  - rear door into pool room has been enclosed;
  - no major defects/safety hazards visible;
- Pool Room**
- pool room/hall door has been removed;
  - some springing flooring noted;
  - all wall and ceiling linings are generally sound, however some imperfections noted, repair prior to next painting recommended, no cracking or movement evident to masonry walls;
  - an additional wall has been installed to create another room, wall sheets yet to be set or painted;
  - wall sheet enclosing storeroom door opening requires refixing;
  - fluorescent light in rear room requires refixing to ceiling;
  - damage noted to wall in rear room where fridge has been installed;
  - relaying of carpet recommended;
- Play Room**
- all wall linings are sound;
  - some ceiling sheet deflection evident, refixing of ceiling sheets is recommended prior to next painting;
  - no major defects/safety hazards visible;
- Bathroom & Toilet**
- timber floor construction;
  - plumbing and drainage not tested;
  - spa bath installed, spa motor not tested;
  - shower installed over bath, no shower curtain or screen fitted;
  - light/heater/exhaust fan combination fitted, two heat bulbs missing, unit not tested;
  - all wall and floor tiles are sound;
  - ceiling lining is sound;
  - privacy latch fitted and working;
- Hall**
- one ceiling mounted smoke detector fitted;
  - all wall and ceiling linings are sound;
  - no major defects/safety hazards visible;

**Kitchen & Family Room**

- plumbing and drainage has been disconnected therefore not tested;
- exhaust hood fitted, not tested, filters have been removed;
- oven/cooktop has been removed;
- dishwasher installed, not tested;
- several splashback tiles noted;
- loose and cracked floor tiles noted;
- ceiling lining is sound;
- imperfections noted to wall linings;
- some cornice is missing;
- two way slow combustion heater installed, not tested;
- some springing noted to family room floor;
- wall mounted air-conditioning unit installed, not tested;
- one overhead cupboard has been taken down;
- doors have been removed from sink cupboard;

**Living Room & Entry**

- all wall and ceiling linings are sound;
- some springing flooring noted;
- one ceiling mounted smoke detector fitted;
- ceiling fan installed, not tested;
- wall mounted air-conditioning unit installed, not tested;
- two way slow combustion heater installed, not tested;
- entry door has been removed;
- entry security door requires adjustment to close correctly;
- no major defects/safety hazards visible;

**THE ROOF INTERIOR****Roof Interior**

- truss pitched roof construction;
- fibreglass batt and rockwool insulation to ceiling cavity, additional insulation recommended;
- no sarking installed under roofing (not mandatory);
- full inspection was restricted by insulation and height;
- no major defects/safety hazards visible;

**THE EXTERIOR OF THE BUILDING****Windows**

- aluminium sliding windows installed;
- screens fitted, some missing;
- latches fitted;
- no major defects/safety hazards visible;

**Eaves**

- fibre cement eave soffit sheets installed;
- no major defects/safety hazards visible;

**Fascia & Barge Boards**

- timber square-dressed fascia and barge boards installed;
- weather degradation and decay has occurred to some areas, rectification during repainting is recommended;

### Roofing & Flashing

- concrete roofing tiles installed;
- several tile corners are broken off but do not appear to be leaking, this is a common occurrence and not considered significant, leaking rarely occurs due to overlaps;
- minor amount of bed-and-pointing is loose or missing to ridge capping and gable verges, some capping is loose, most sand and cement type mortars will become loose after some time, when this occurs re-pointing is recommended with 'Flexipoint' or similar, such work is regarded as general maintenance;
- roof plane is true and straight and all appears weatherproof at time of inspection;
- no major defects/safety hazards visible;

### Guttering, Downpipes & Valleys

- standard quad gutters installed;
- some areas appear to be retaining water due to insufficient fall which is not considered significant as most gutters will retain some water, overflowing can be expected to most gutters during heavy rain;
- gutter joint leaks and corrosion evident;

## CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members: Yes

**If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.**

Regardless of the appearance of the cracks 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:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all 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.

### Residence Brickwork

- staggered cracking to left hand side wall under ensuite and pool room windows, the worst of this cracking is approximately 5mm wide and 700mm long;

### Other Areas

- minor amount of movement noted to brick screen wall on rear right hand side of residence, additional piers recommended;

At the time of inspection such cracking was not considered structurally significant, however If further advice is required a structural engineer will need to be consulted, alternatively please feel free to contact the inspector;



## THE SUBFLOOR

Did the structure(s) have a subfloor(s) Yes      Where the answer is Yes elements below were inspected:

**Note:** (Where access **was not available or restricted** also refer to the Section "Areas Inspected and Restrictions to the Inspection" on page 3).

**Subfloor ventilation:** Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: **Adequate**

### **Subfloor**

- concrete slab construction to rear extension;
- 100x75 & 100x50 hardwood bearers and joists on brick piers with tongue and grooved radiata pine timber flooring over;
- one pier under living room and one under family room have toppled, repair recommended;
- we recommend removal of loose timber and debris stored on ground to inhibit termite attack, refer to pest report;
- some moist soil noted within the subfloor due to leaking kitchen plumbing and drainage;
- some moisture staining was evident to timberwork beneath wet areas from previous leaks, whilst the structure is considered sound regular inspections for future leaks are recommended, inspection for current leaks could not be carried out as no plumbing and drainage tests could be carried out;
- sealing where PVC pipes enter earthenware pipes is recommended to inhibit leaking and drainage odours;

## GARAGE/CARPORT

### **Garage**

- this is a brick and metal detached structure with concrete floor;
- one roll-a-door fitted;
- light and power installed, not tested;
- polystyrene insulation sheets fitted to ceiling and some walls, some sheets require refixing;
- no major defects/safety hazards visible;

### **Laundry Room & Toilet**

- this is a metal and insulated panel structure with concrete floor and metal roof;
- single bowl stainless steel by-pass tub installed with timber cabinet under, door is missing from cabinet;
- plumbing and drainage has not been professionally installed;
- moisture damage noted to doors and door jambs;
- structure has not been professionally constructed;

### **Carport**

- this is a timber detached structure with concrete floor and metal roof;
- light installed, fluorescent tube is missing and corrosion noted to fitting;
- no sarking installed to under roofing, condensation dripping may occur during cold weather;
- no major defects/safety hazards visible;

## GARDEN SHED

- RH Side Garden Shed**
- this is a galvanized metal detached structure with concrete floor;
  - door has been removed;
  - moisture ingress evident;

- Storage Shed at Rear of Garage**
- this is a metal detached with earth floor and one hinged door;
  - one wall has not been enclosed;
  - structure is considered sound and performing as intended;

## PERGOLA

- Pergola**
- this is an oregon timber attached structure with fibreglass roofing;
  - some weather degradation noted to fibreglass roofing;
  - structure appears adequate, however roofing battens should be strapped down to prevent wind uplift if not already screw fixed from top, not visible due to roofing;
  - condensation dripping may occur from roofing during cold weather;
  - decay noted to some roofing timbers;
  - no major defects/safety hazards visible;

## THE SITE

- Driveway**
- minor appearance cracking noted to concrete driveway;

- Surface Water Drainage**
- no adverse overland stormwater flow indicators were present for normal weather conditions;

- Hot Water**
- instantaneous gas mains pressure hot water unit installed to right hand side, no corrosion or leaking evident, unit was turned off at time of inspection, hot water systems can fail at anytime for a number of reasons;

- Heating/Cooling**
- air-conditioning condenser unit installed to right hand side, not tested;

- Fences**
- metal colorbond fencing is in good condition;
  - some decay evident to timber fencing;
  - fencing was not fully visible due to vegetation;

- Additional Comments**
- remedial work is required to bring this residence up to an acceptable standard;

## **SERVICES**

### **Electrical Installation:**

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report, as is the clearance of ceiling insulation to light fittings. It's recommended that a licensed electrician be consulted for further advice.

### **Plumbing:**

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

### **Hot Water Service:**

Hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

### **Gas:**

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

### **Phone:**

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

### **Smoke Detectors:**

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

## 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:

High

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered:

High

**The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

Below 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 that in this Summary. IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase. If it is more than 60 days from the inspection date, we recommend a new inspection and report.*

## Definitions

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**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 fines 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 run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

### **Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**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 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 too 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; any area(s) or item(s) that could not be inspected by the consultant.

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

**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, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit 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 nominated by Us from the Institute of Arbitrators and Mediators of Australia. 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 Institute of Arbitrators and Mediators of Australia 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) 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.”

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

- 7) 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.
- 8) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

### **IMPORTANT DISCLAIMER**

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

**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, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then 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 Civil Law (Sale of Residential Property) the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

**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: -
  - (a) the Inspection Date; and
  - (b) the date the Report was prepared; and
  - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. 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: -
  - (a) the fact that this Report has been prepared; and
  - (b) the street address of the property inspected; and
  - (c) the Inspection Date stated in this Report; and

- (d) the name and contact details of the company, partnership or sole trader that employs the Building Inspector who prepared the Report; and
- (e) the name of the Building Inspector who carried out the inspection.

III. 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;

- (a) 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
- (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
- (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and
- (d) The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a 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.

IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Building Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting 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 (Inspection Date) and may not reflect the current state. It is, therefore, **very strongly recommended** that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

**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 his, her or their own enquiries.



**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 by: Michael Ffrench

Address: PO Box 450 CURTIN ACT 2605

Licence: ACT Building Licence No: 2013845 Class C  
NSW Building Licence No: 263281C

Insurance Accreditation Number: AUS-13-10935

Dated this 29<sup>th</sup> Day of January 2014

SIGNED FOR AND ON BEHALF OF: Lawrie Paul Building & Pest Services



Signature:

**Refer Notice to Purchaser (ACT) below**

### 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 (Inspection Date) 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.

**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.

# COMPLIANCE REPORT

## Block 5 Section 35 FISHER ACT

As requested, Lawrie Paul Building & Pest Services carried out an inspection of the records provided by Environment and Sustainable Development Department on Wednesday 29<sup>th</sup> January 2014. The information listed below is based on documentation supplied by Environment and Sustainable Development Department and a site visit.

<b>Building Approval Plan No</b>	<b>Certificate of Occupancy</b>	<b>Date</b>	<b>Description of Works</b>
39087/A	Unreadable	04.11.75	Metal Carport/Garage
39087	18786	02.11.81	Additions to Residence
974727/A	974727P1C1	08.10.97	Additions to Residence

### **SUMMARY**

Based on the plans and documents provided by Environment and Sustainable Development Department, the following has been noted:

1. This is a Commonwealth constructed residence and as such no Survey Certificate or Certificate of Occupancy has been issued by Environment and Sustainable Development Department for the original residence.
2. The shower has been removed from the bathroom, laundry tub removed from kitchen area and a laundry and toilet with hand basin has been installed adjacent to garage, these changes require Plumbing and Drainage approval.
3. The small extension to the garage which is housing the laundry and toilet is exempt from approval, however Plumbing and Drainage requires approval as stated above.
4. The garden and storage shed are both exempt from Building Control approval, however rear storage shed is sited within an easement, approval from the Authority is required.

This report has been based on a thorough and careful visual inspection of the building file documents and the property carried out by us. This report deals with matters of compliance with approved plans as held by the Environment and Sustainable Development Department.

*Please find enclosed:*

- 1 Conveyancing Enquiry (2 pages)
- 1 File Index for Conveyancing Search
- 3 Certificates of Occupancy
- 1 Survey Certificate
- 2 Sanitary Drainage Plans
- 12 Architectural Plans depicting the original Commonwealth built dwelling plus alterations and amendments

## **Disclaimer**

Finally we state that this compliance report is for the use of the Addressee/Purchaser. We accept no responsibility or liability to any other party who might use or rely upon this report without our 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, nor published in part or in full in any way without the written approval of Lawrie Paul Building Services of the format and context in which it may appear.

No reliance may be placed on this report after 180 days.

Should you require any further assistance please contact me.



Michael Ffrench

ACT Building Licence No: 2013845 Class C  
NSW Building Licence No: 263281C  
Professional Indemnity Insurance  
Policy No. AUS-13-10935  
Expiry Date October 2014



PO Box 19-410 Avondale  
 Auckland New Zealand  
 Telephone: (64 9) 820 3433  
 Fax: (64 9) 820 3434  
 Email: insurance@pacificintins.com

### CERTIFICATE OF CURRENCY

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

The Insured: Mick Ffrench Pest & Building Services Pty Ltd  
 T/as Lawrie Paul Building Services

Address: 16 Marril Street  
 QUEANBEYAN NSW

**PARTICULARS OF INSURANCE COVER**

Insurer:	Pacific International Insurance Limited	
Policy Number:	AUS-13-10935	
Period of Insurance Cover:	14 October 2013 To 14 October 2014	
Limit of General & Public Liability:	\$5,000,000	Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General & Public Liability Environmental Impairment:	\$250,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$500,000	Any one claim and in the aggregate during the period of insurance.

Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.



Monday, 14 October 2013



**ACT**  
Government

Environment and  
Sustainable Development

# Building Conveyancing Enquiry RESIDENTIAL

Please note that the information provided is limited to the material contained on the building file at the time of completing the conveyancing enquiry.

Note: Our aim is to provide a 4 to 5 full working day turnaround period for the standard services. Fast track services will only be accepted when ESD has the resources available to deliver the service. The turnaround time commences from the receipt of the form at Mitchell and does not include delivery time by mail or DX, weekends and public holidays.

Mail to ESDD Mitchell Office - GPO Box 1988 Canberra ACT 2601 or email to [buildingconveyance@act.gov.au](mailto:buildingconveyance@act.gov.au) or in person to: 8 Darling Street Mitchell 2911.  
If you have difficulty completing this form please telephone (02) 6207 1923

## Part 1: Site Details

Block: 5 Section: 35 \*Unit (if applicable): \_\_\_\_\_

Suburb: Fisher

Street Number: 61 Postcode: 2611

Street Address: Kalgoorlie Crescent

\*Additional  
Information/Location  
Description (required if a Unit)

## Part 2: Applicant to complete

Name of Applicant: Lawrie Paul Building & Pest Services

Postal Address: PO Box 450 CURTIN ACT 2605

Phone (Business Hours): 6297 6288

Professional User ID (if applicable): \_\_\_\_\_

Lessee: Rebecca

Email Address: [Inspector@lawriepaul.com.au](mailto:Inspector@lawriepaul.com.au)

## Office Use Only

Trim:

Fees:

Officer:

Date Completed:

## Part 3: Description of Service

Standard \$83.40

Fast track \$266.40\* (GST incl.)

Additional Documentation (*fees will apply*)

Sanitary Drainage Plan (\$20.70 additional)

Additional Information Requests:

## Part 4: Delivery Methods

Posted

Collect at Mitchell Counter (Phone when ready)

DX number \_\_\_\_\_

Collect at ACT Government Shopfront \_\_\_\_\_

## ACCESS AUTHORISATION

I declare that the particulars of this application for search and/or copies of plans/documents are true and correct in every detail and I am the person indicated by a tick in the relevant box below.

I am the owner

I have authorisation (attached) from the Trustee of the Deceased Estate

I have authorisation for Power of Attorney (attached from the owner)

I have authorisation (attached) from the Solicitor representing the owner

I act for a Mortgagee in possession

I have authorisation (attached) from the owner

I am the solicitor acting on behalf of the owner

Applicant's Signature

R Roberts

Date

17 / 1 / 14

**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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If yes, is there a building file with approvals on it?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Is there any record of incomplete building work on the building file?<br>See file copies attached   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current housing<br>Indemnity insurance policies for building work?<br>(Current within 5 years) See file copies attached | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Are there any records on the building file showing building<br>applications still being processed?<br>(Current within 3 years) See file copies attached               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file of current notices issued<br>over the property? See file copies attached   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

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

If requested:

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

Search officer comments (if any?) See index

Search officer initials: Sandra

Cost of application: \$ 104.10

Date completed: 23/01/2014

**Please Note:** Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number 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.



CONVEYANCING BUILDING FILE INDEX

SUBURB: Fisher SECTION: 35 BLOCK: 5 UNIT: No EX GOV: Yes PAGE: 1/1

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
Y	39087	1	Extension						\$6,000.00		
		4						39087			
		6									01/04/75
Y	39087/A	28	Garage/ Carport						\$2,300.00		
		30						39087/A			
		34	Final								29/10/75
		35								39087/A 04/11/1975	
		36	Survey				Yes				
		37								39087 02/11/1981	
Y	974727/A	42	Additions & Alterations						\$25,895.00		
		44						974727/A			
		49	Final								08/10/97
		50								974727/A 08/10/1997	

Drainage Plan Number: 14638

Soil Classification Number: 24

Comments: Ex government residence, no survey on file for original residence. Original government plans with Leith & Bartlett.

Department of the Capital Territory  
Building Section

**CERTIFICATE OF FITNESS**

(CLASSIFICATION AND X OCCUPANCY ONLY)

BL1/8(9/75)

Australian Capital Territory  
Building Ordinance 1972 - 74  
(Part V)

35

It is hereby certified that the building consisting of a Metal Carport/garage

..... situated on

Block	5	Section	35	Division	FISHER
or situated at					

for which plans and specifications were approved and a Building Permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Approved plan no.

39087/A

Type of construction *	Class of occupancy *		Number of storeys
Permit no.	Name of permit holder		
2275	BODDY & COLLINS PTY. LTD.		

\* As defined in the Building Manual A.C.T.

23<sup>rd</sup> of March

4/11/75

Deputy Building Controller



# CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of;

*Additions to Residence*

situated at

Block <i>5</i>	Section <i>35</i>	Division <i>Fisher</i>
or situated at		

is considered to be substantially in accordance with the prescribed requirements for occupancy and use, subject to the endorsements listed below .

Approved plan Nos. <i>39087.</i>	
Type of construction * <i>5</i>	Class of occupancy * <i>1</i> ( *as defined in the Building Manual A.C.T. )
Permit No. <i>22682</i>	Name of permit holder <i>R. P. Huckstep</i>

Endorsements

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory ( including the Building Ordinance ) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease .

18786

*B. J. Rechever*  
Deputy Building Controller

*2, 11, 81*  
date

SEE OVERLEAF



# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy and Use

Certificate No. **974727P1C1**

This Certificate is issued in accordance with Section 53 (3) of the Building Act 1972.

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.

<b>Builder</b>  JOHN MACDONALD		<b>Site for Project</b> Address 61 KALGOORLIE CRESCENT		
<b>Permit Number</b> 974727P1		Suburb FISHER	Section 35	Block 5
Approved Plan 974727/A				

### Building Work

Nature of Work	Project Item Description	Unit Other Description	Class of Occupancy	Type of Construction
ADDITIONS TO	RESIDENCE	Includes concrete patios, covered pergolas, courtyard walls, extend poolroom, internal alterations	1 & 10	NA

### Comments

### Important note:

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

ALISTAIR HAUGHIE (SNR)  
Deputy Building Controller

810197  
Date

**SOWDEN, WELLS & ASSOCIATES PTY. LTD.**  
 CONSULTING LAND SURVEYORS  
 34 BOUGAINVILLE STREET  
 MANUKA, A.C.T. 2603



39087 36  
 STA 11  
 TELEPHONE 95 9468

P.O. Box 277  
 MANUKA, A.C.T. 2603

**Directors:**

GRAHAM SOWDEN, M.I.S. (Aust.)  
 MICHAEL A. WELLS, M.I.S. (Aust.)  
 DESMOND J. LILLEY, M.I.S. (Aust.)

**PRIVATE TELEPHONES**

95-9142  
 49-7741  
 88-4261

REF. 12588

16th Nov. 1975.

Mr. D. Huckstepp,  
 34 Glodden St.,  
 CHEFFLEY, A.C.T.



Dear Sir,

I have surveyed part of Block 5, Section 35, Division of FISHER in the Canberra City District, Australian Capital Territory as delineated on Deposited Plan No. 2274, containing an area of 24½ perches more or less and having a frontage of 61.51 feet to Kalgoorlie Crescent, such being shown by red edging on the sketch plan endorsed hereon.

Upon this land stands a brick residence known as No. 61 Kalgoorlie Crescent with a brick addition attached thereto together with a timber carport and galvanised iron and brick garage. The sketch shows the position of the addition, carport and garage relative to the boundaries.

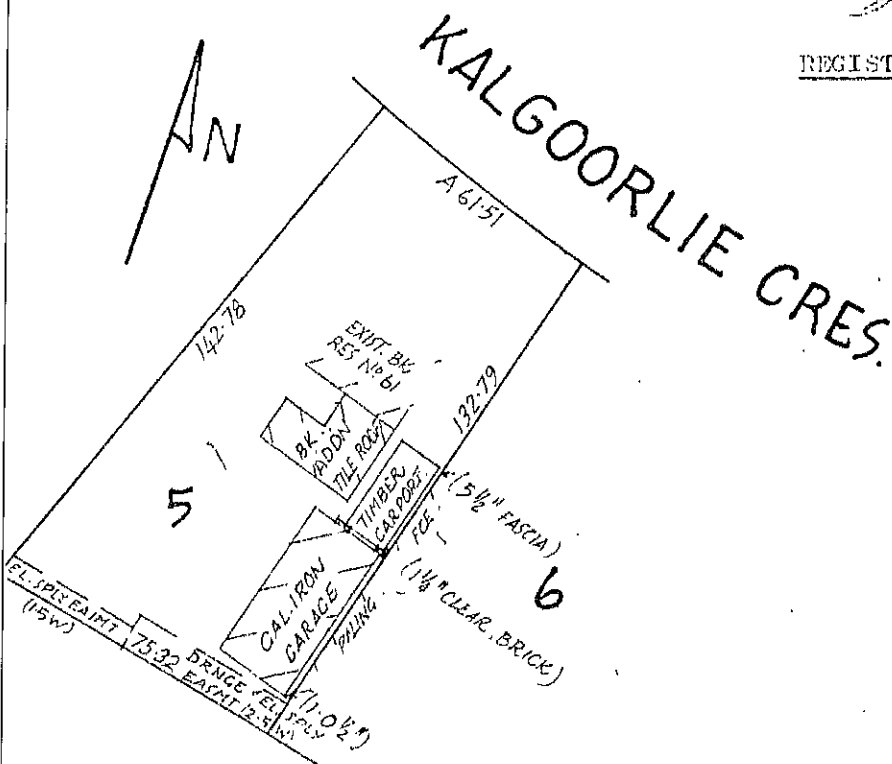
These buildings stand wholly within the boundaries of the land.

The land is fenced as shown on the sketch.

There are no encroachments by or upon the subject land.

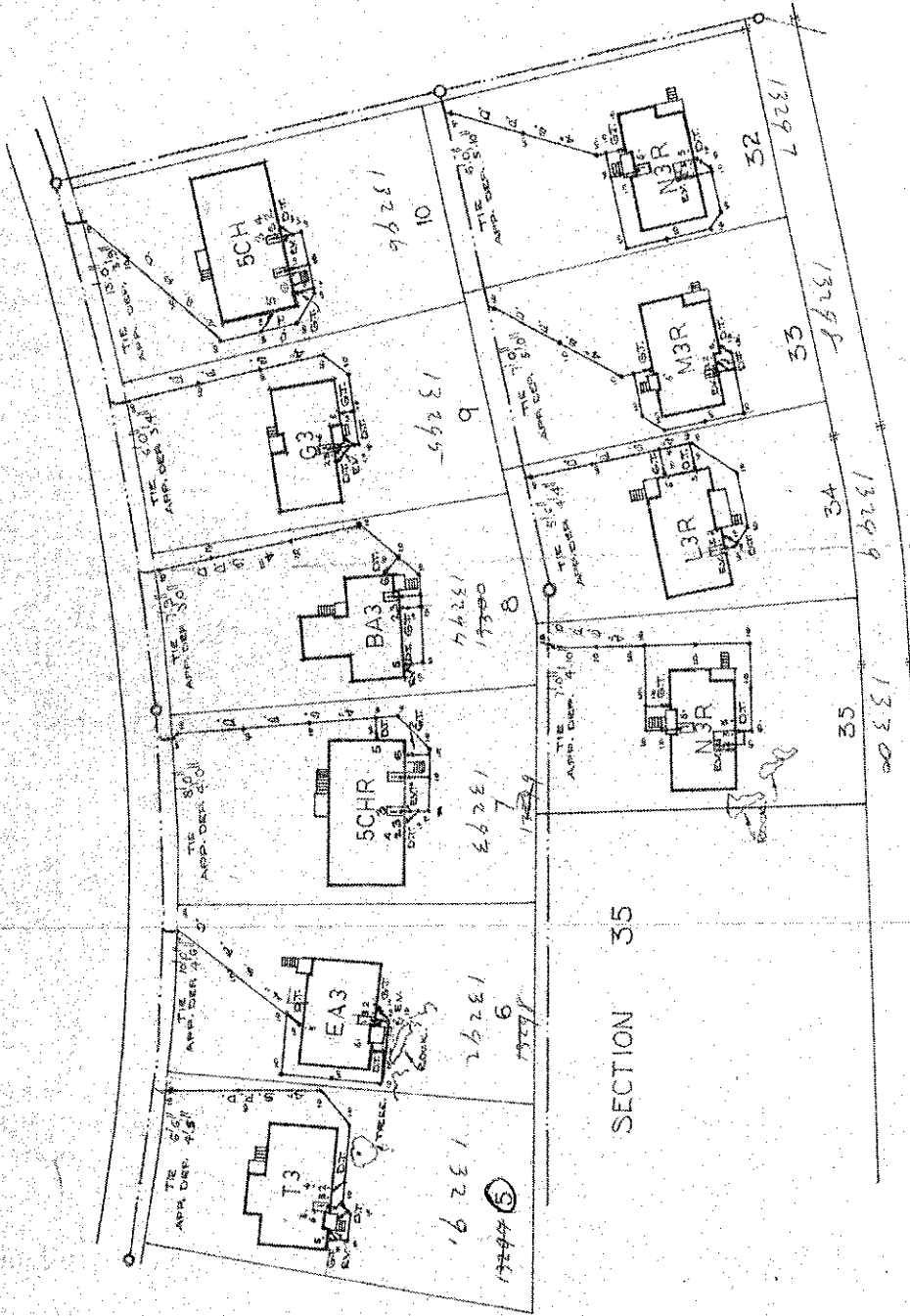
Yours faithfully,

*[Signature]*  
 37  
 REGISTERED SURVEYOR



SEC. 35  
 D.P. 2274

40 FEET TO AN INCH.



DEPARTMENT OF WORKS *1960*  
 ENGINEER *W. T. Toca* DATE

FACTORS MUST BE KEPT IN MIND BEFORE COMMENCING WORK OF MAKING ANY  
 SIZE DRAWING

Drawn: *W. T. Toca* ON BEHALF OF  
 COMMONWEALTH OF AUSTRALIA  
 Date: *5-10-60*  
 Checked: *W. T. Toca*  
 Date: *5-10-60*  
 Scale: *AS SHOWN*  
 SECTION 35 FISHER  
 SEWER DRAINAGE PLAN

Directed by Architects: Engineers Town Planners  
 7 Lonsdale Street Braddon V.C. 485072

LEGEND

SE Sewer line  
 BT Inspection of flat  
 TO Inspection opening  
 EY Ejector  
 S.P.3 Storeward pipe main  
 S.P.4 500 year pipe  
 W.C. Water closet  
 Bath  
 Basin  
 Shower  
 Sink  
 Trough

The plan shall be  
 prepared in triplicate  
 with Architect  
 with my check  
 show be scaled  
 before the setting  
 out of trenches

All work shall  
 conform with  
 regulations  
 Existing mains  
 Proposed drains

SECTION 35

13221  
 6.6221  
 13221  
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 13221  
 6.6221  
 13221  
 6.6221

OWNER J. R. McDONALD  
 BLOCK 5 SECTION 35 FISHER A.C.T.

REFERENCE

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

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

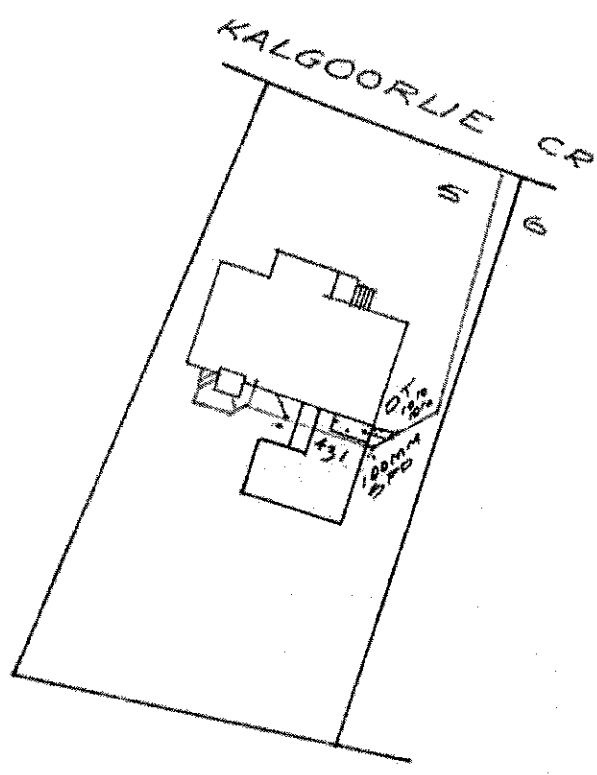
SCALE: METRIC 1:500



FIXTURES

1. WATER CLOSET
2. BATH
3. BASIN
4. SHOWER
5. SINK
6. TROUGHS

ADDITIONAL WORK.

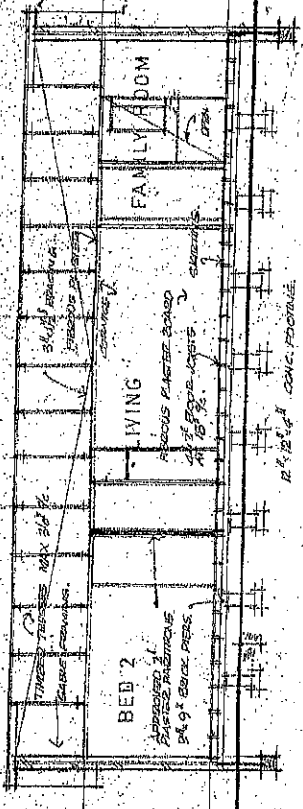


**NOTES** DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.  
 DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.  
 POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.  
~~DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 87 1872 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.~~  
 DRAINS UNDER PROPOSED EXTENSION TO BE SURROUNDED WITH 150 M.M CONCRETE

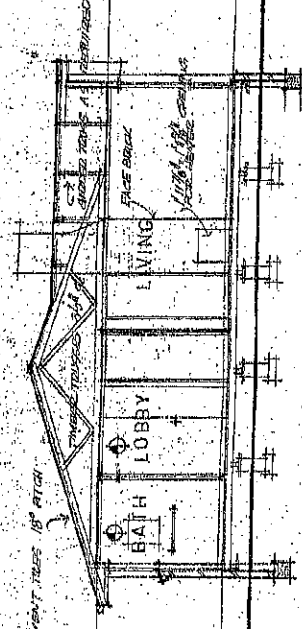
Designed by G. MOORE & N. SMITH Phone 95 9236  
 Plumbing & Drainage Consultants

DRAWN G.M. 1-75 REF K382

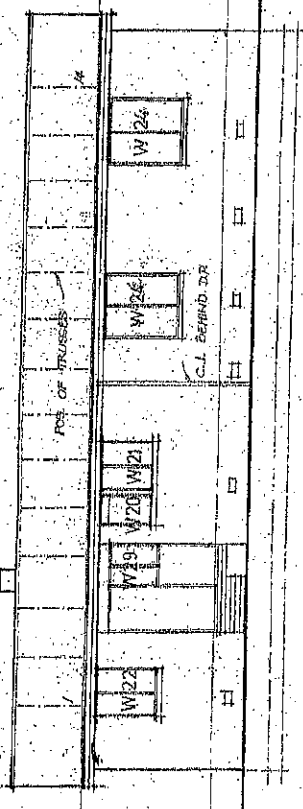
*[Signature]*  
 SEWERAGE ENGINEER  
 28.1.75



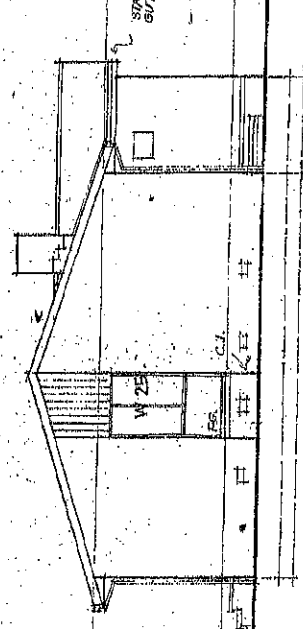
SECTION AA



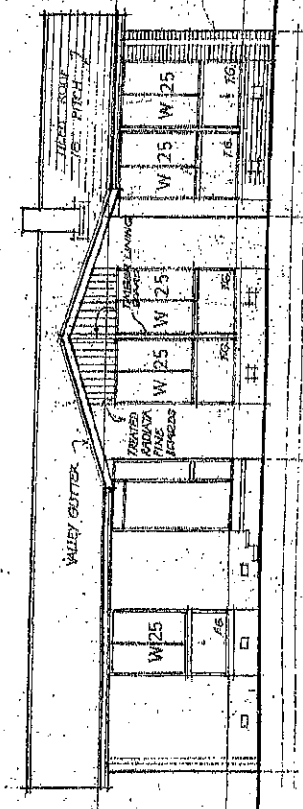
SECTION BB



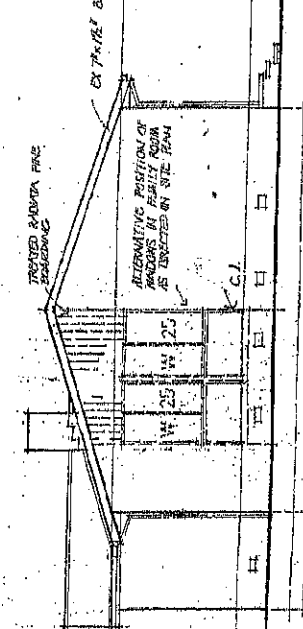
ELEVATION 3



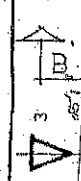
ELEVATION 4



ELEVATION 1

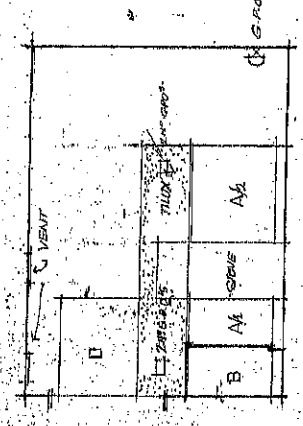


ELEVATION 2

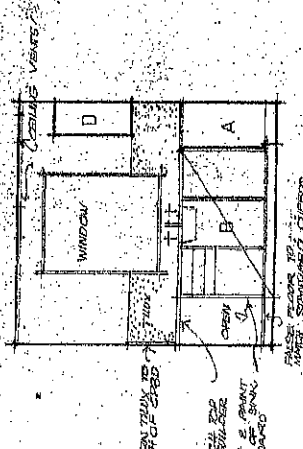


10'	10 1/2'	12'	100'	50'	15'	25'	14'	7 1/2'	10'
-----	---------	-----	------	-----	-----	-----	-----	--------	-----



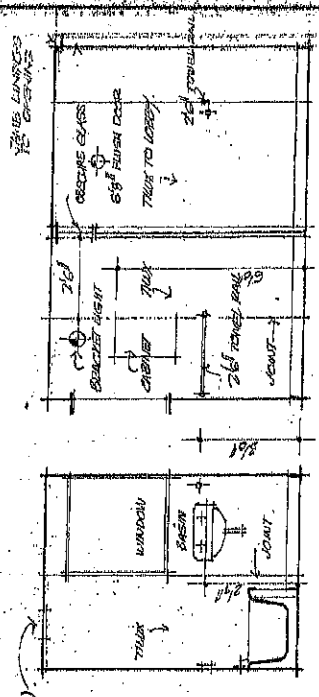


SINK WALL

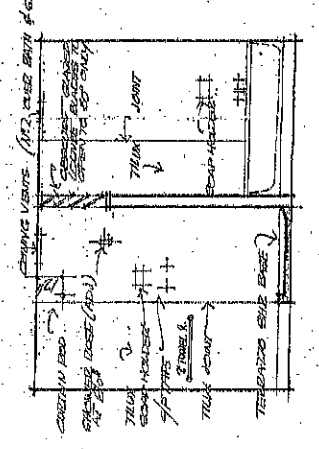


STOVE WALL

KITCHEN DETAILS 14'-10"

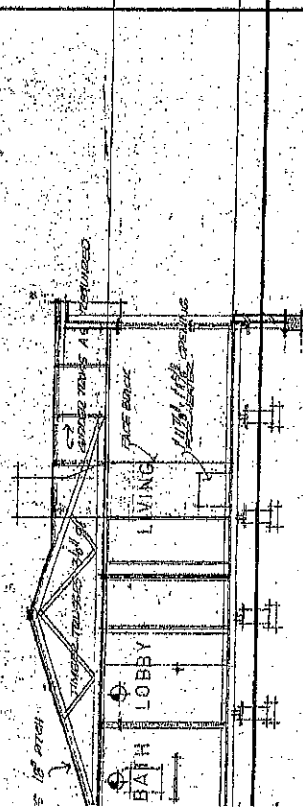
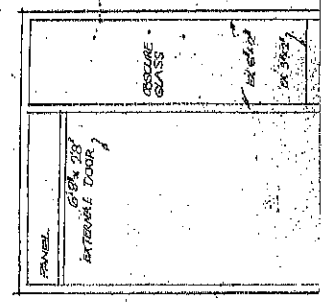


BASIN WALL

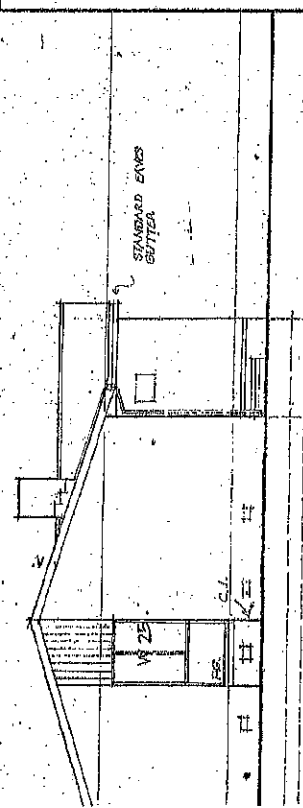


BATH WALL

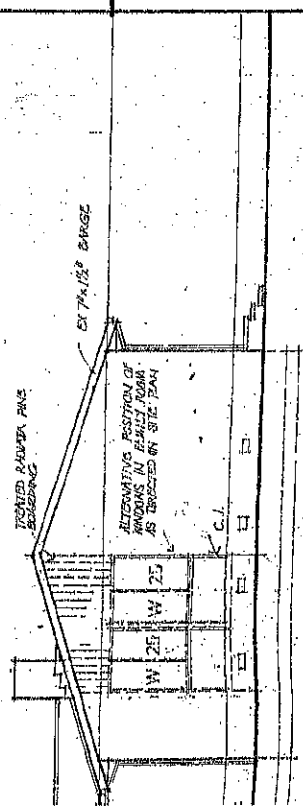
BATHROOM DETAILS 14'-10"



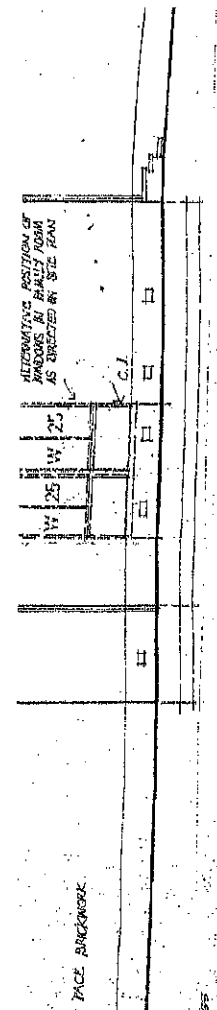
ELEVATION BB



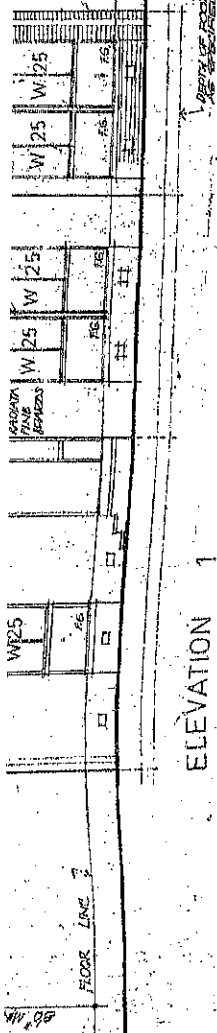
ELEVATION 4



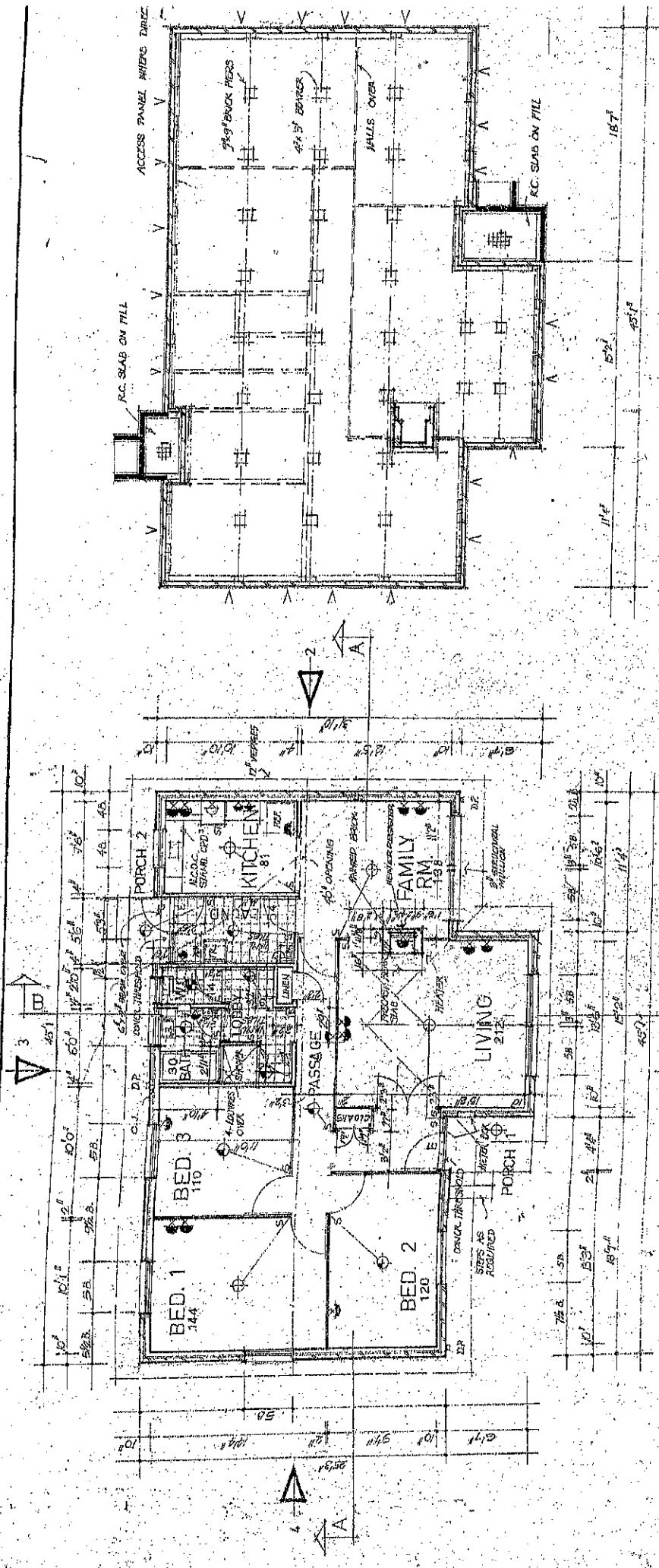
ELEVATION 2



ELEVATION 1



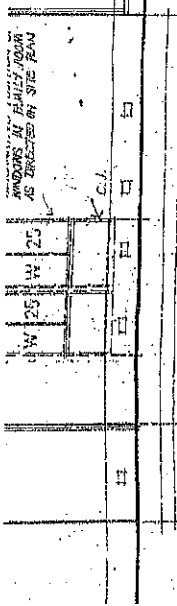
ELEVATION 2



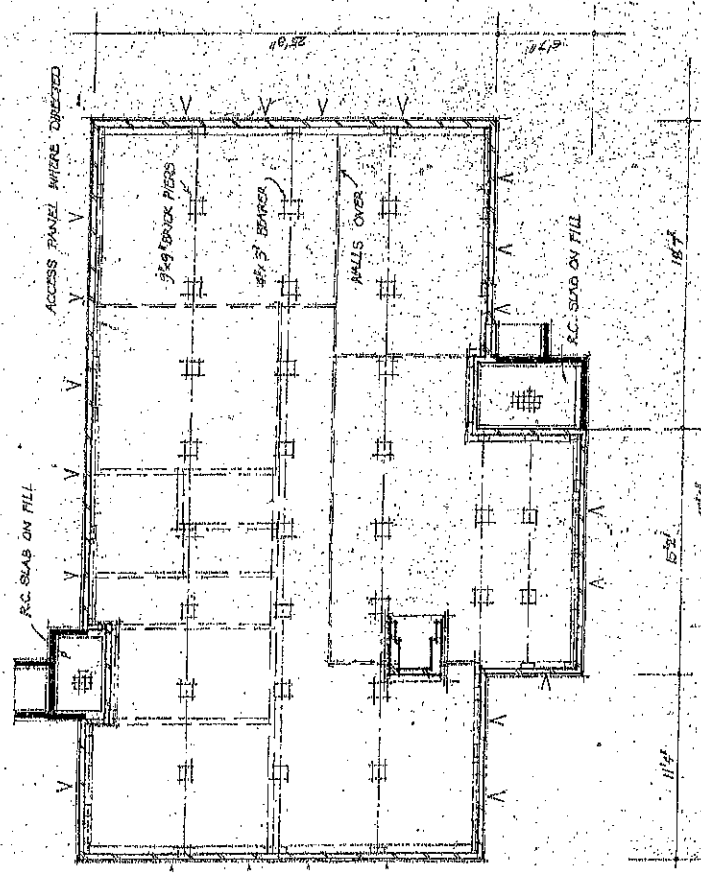
ALL SLAB REINFORCEMENT SHALL BE NOTED FROM A.S. A 619 EOA IN BOTTOM OF SLAB. 10% OF BARING SIZE SHOWN THIS. ALL OTHER BARINGS 10#-10#.

FOUNDATION PLAN - REVERSED

FLOOR PLAN

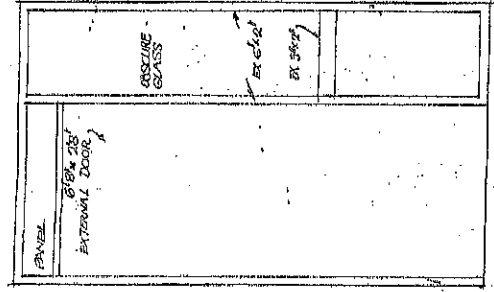


ELEVATION 2



ALL SLAB REINFORCEMENT SHALL BE WELDED TO THE MAIN REINFORCEMENT. SEE DETAIL 10-140 FOR REINFORCEMENT DETAILS. SEE SITE PLAN AND SPECIFICATIONS FOR DIMENSIONS.

FOUNDATION PLAN REVERSED



FRONT DOOR

ELECTRICAL SYMBOLS	AMENDMENTS	WORK SHALL CONFORM ALSO TO THE SPECIFICATIONS, OTHER DRAWINGS AND ALSO TO ALL REQUIREMENTS OF THE ARCHITECT. ANY SHOP DRAWINGS NECESSARY FOR THIS WORK SHALL BE SUBMITTED TO THE ARCHITECT AND SIGNED BY THEM BEFORE WORK IS COMMENCED.	NATIONAL CAPITAL DEVELOPMENT COMM.
100 W CEILING OUTLET	A 1-1-68	100 W CEILING OUTLET	STANDARD HOUSE
75 W	B 1-1-68	75 W	TYPE HOUSE ARCHITECTS
50 W	C 1-1-68	50 W	Drawn: J. J. C.
25 W WALL BRACKET LIGHT	D 1-1-68	25 W WALL BRACKET LIGHT	Date: 7.5.68
SWITCH	E 1-1-68	SWITCH	Scale: 1/8" = 1'-0"
GENERAL PURPOSE POWER OUTLET	F 1-1-68	GENERAL PURPOSE POWER OUTLET	Leith & Barrett Pty Ltd.
SPECIAL PURPOSE POWER OUTLET	G 1-1-68	SPECIAL PURPOSE POWER OUTLET	228 NORLEIGH ROAD, SYDNEY, N.S.W.
DOUBLE GAN. ROSETTE POWER OUTLET	H 1-1-68	DOUBLE GAN. ROSETTE POWER OUTLET	TELEPHONE: 331-2222
40 W. TILES WHERE STRIP		40 W. TILES WHERE STRIP	
SECURE GLASS WHERE STRIP		SECURE GLASS WHERE STRIP	
60 W. R.C. DOORS		60 W. R.C. DOORS	
FOR DETAILS SEE SITE PLAN AND SPECIFICATIONS		FOR DETAILS SEE SITE PLAN AND SPECIFICATIONS	
NOTES:		NOTES:	

# B BODDY & COLLINS Pty Ltd.

289 Canberra Ave  
Fyshwick 2609

P.O. Box 328  
Fyshwick

Phone: 95 0648

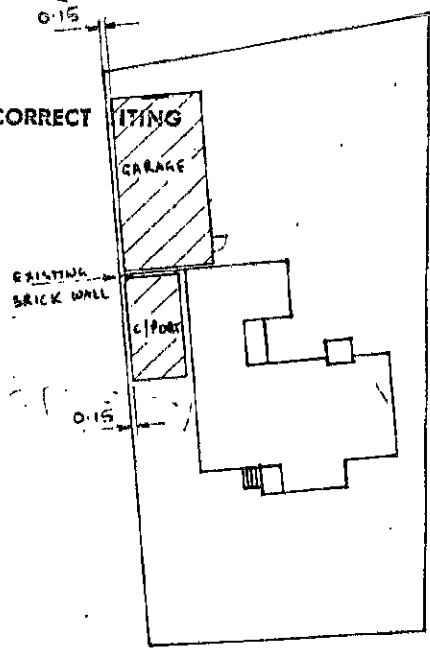
Proposed siting for a garage, carport, shed to be erected for  
Mr. J. R. McDONALD of 61 KALGOORLIE CR.  
on Block 5 Section 35 Suburb FISHER  
Size ~~12140~~<sup>10000</sup> x 6160 x 2440 FLAT ROOF GARAGE  
1200 x 3620 x 2440 CARPORT  
Builder to erect unit and

PLANS/FILE No. 39087/A  
Received Building Section  
4 SEP 1975  
Dept. of the Capital Territory

Owner to level and prepare site, encase stormwater and/or sewerage pipes found, to be necessary, and/or  
DEPARTMENT OF HOUSING AND CONSTRUCTION  
DEPARTMENTAL RECORDS INDICATE THAT A PORTION  
OF THE EXISTING SANITARY DRAINAGE SERVICE  
WILL BE UNDER THE PROPOSED STRUCTURE, PROVIDED  
Scale: THE MINIMUM COVER IS MAINTAINED OVER THE PIPES  
NO FURTHER ACTION IS NECESSARY.

Building to be constructed in accordance with the Building Manual  
A.C.T.  
All materials and equipment to be confined to the leased area.  
Applications to use nature strips or other unleased land to be lodged  
in writing with Land Services Section

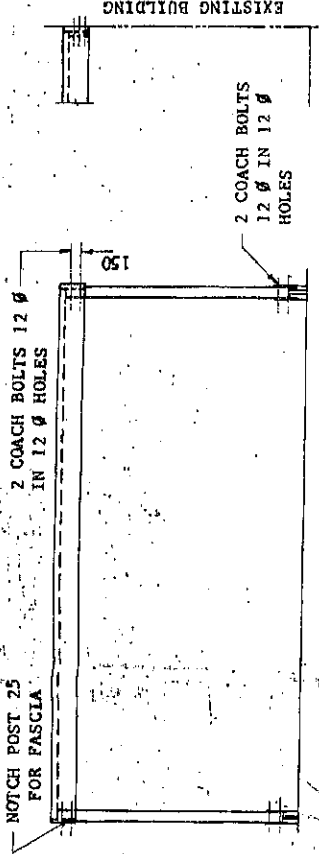
NO SURVEY CERTIFICATE REQUIRED  
LESSEE/BUILDER RESPONSIBLE FOR CORRECT



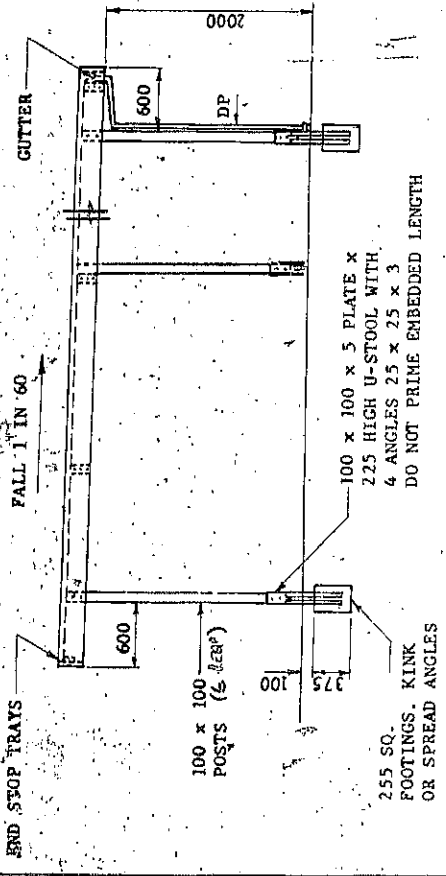
BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED  
11 SEP 1975  
DELEGATE *[Signature]*  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

KALGOORLIE CR.  
SUBJECT TO CONDITIONS  
AS INDICATED

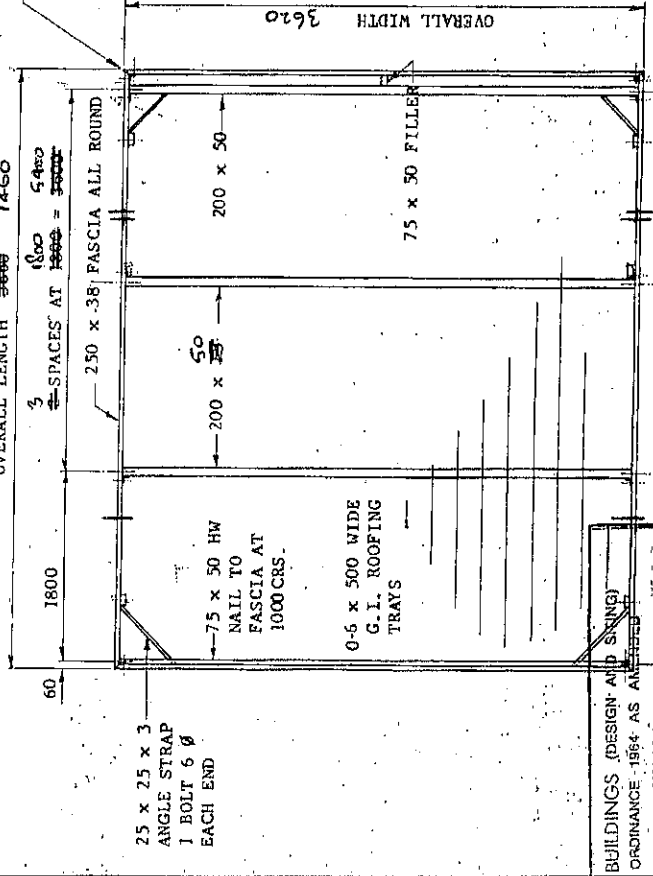
39087/1  
 BOLT BACKING ANGLE TO EXISTING  
 FASCIA AND BEAM WITH 3 9/16"  
 BOLTS 6 Ø. 1 BOLT 1 1/2"  
 FASCIA TO WALL WITH 2 masonry  
 BOLTS 10 Ø PER BEAM TO  
 BE SUPPORTED AT WALL  
 IN MASONRY ANCHORS



FRONT VIEW



44 x 44 x 3 ANGLE BACKING  
 TO MITRE CORNERS & BEAMS  
 2 BOLTS 6 Ø EACH LEG



NOTES

1. CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING MANUAL A.C.T.
2. CONNECT DOWNPIPE TO EXISTING STORMWATER
3. ENCASE POSTS TO GROUND LEVEL IF OWNER DOES NOT INTEND TO POUR SLAB - OWNER TO ADVISE
4. DESIGN LOADS ARE TO AS CA34 PARTS I & II WIND CATEGORY 3
5. DESIGN IN ACCORDANCE WITH AS CA65 DESIGN DEFLECTION 1/180 SPAN (MAX.)
6. UNLESS NOTED, TIMBER TO BE ROUGH SAWN SELECT MERCHANT GRADE OREGON
7. \* STRUCTURAL NAILED JOINT EACH END - NAILS 5 x 125 MIN. HOLES MAY BE PREDRILLED 3 DIA. NUMBER SHOWN ARE MINIMUM WITHOUT SPLITTING

ALTERNATIVE - ATTACH TO EXISTING BUILDING AND OMIT POST(S) AT BUILDING. DEFLECTIONS LIMITED TO 1/360 SPAN INCREASE FOOTINGS TO REMAINING POSTS TO 400 SQ.

BUILDINGS (DESIGN AND DRAWING) ORDINANCE 1964 AS AMENDED APPROVED/AMENDED

SEP 1975

DELEGATE *[Signature]*

NATIONAL CAPITAL DEVELOPMENT COMMISSION

MR. J. R. WOODWARD

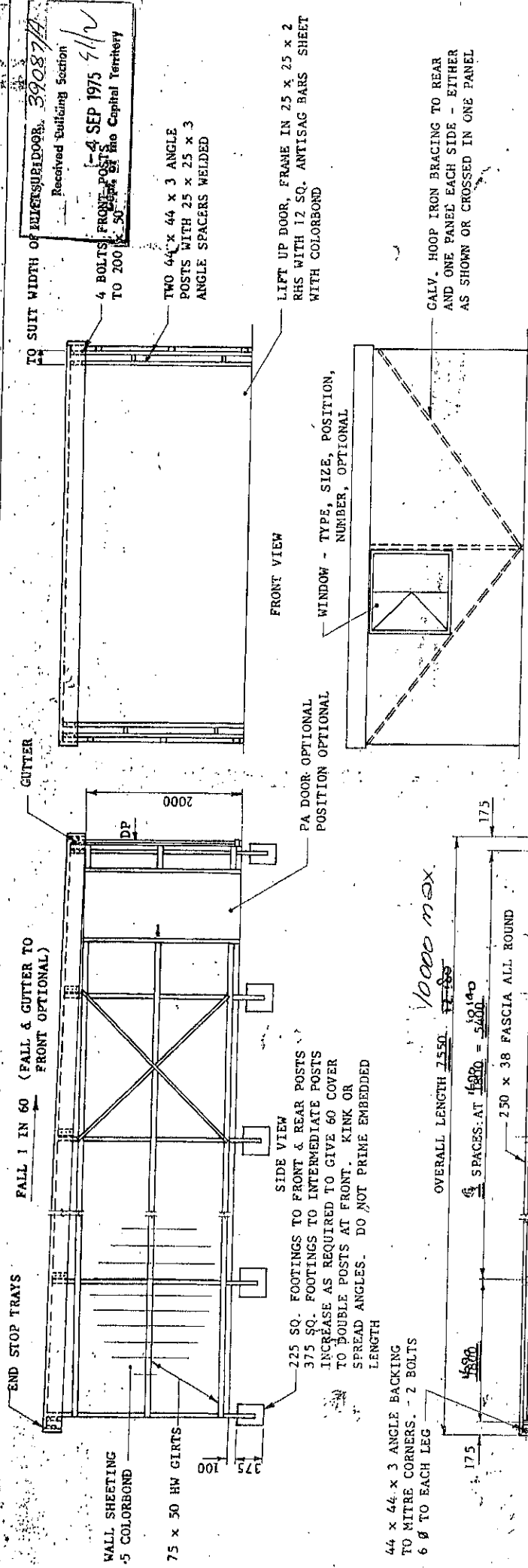
PROPOSED TIMBER FRAMED CARPORT MANUFACTURED BY BODDY & COLLINS PTY. LTD. P.O. BOX 328 FYSHWICK PH 950648

RAY FRANZI M.E. AUST. CONSULTING ENGINEER PH 811148 P.O. BOX 7 JAMBON CENTRE A.C.T. 8014

SCALE 1:50

MR 4 C

COPYRIGHT



TO SUIT WIDTH OF REVERSED DOOR, 3908711  
 Received Building Section  
 4 SEP 1975  
 Capital Territory

4 BOLTS FRONT POSTS TO 200 x 50 ANGLE SPACERS WELDED  
 TWO 44 x 44 x 3 ANGLE POSTS WITH 25 x 25 x 3 ANGLE SPACERS WELDED

LIFT UP DOOR, FRAME IN 25 x 25 x 2 RHS WITH 12 SQ. ANTISAG BARS SHEET WITH COLORBOND

CALV. HOOP IRON BRACING TO REAR AND ONE PANEL EACH SIDE - EITHER AS SHOWN OR CROSSED IN ONE PANEL

FRONT VIEW  
 WINDOW - TYPE, SIZE, POSITION, NUMBER, OPTIONAL

REAR VIEW

NOTES

1. CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING MANUAL A.C.T.
2. CONNECT DOWNPIPE TO EXISTING STORMWATER
3. ENCASE POSTS TO GROUND LEVEL IF OWNER DOES NOT INTEND TO POUR SLAB - OWNER TO ADVISE.
4. DESIGN LOADS ARE TO AS CA34 PARTS I & II WIND CATEGORY 3
5. DESIGN IN ACCORDANCE WITH AS CA65 DESIGN DEFLECTION 1/180 SPAN (MAX.)
6. UNLESS NOTED, TIMBER TO BE ROUGH SAWN SELECT MERCHANT GRADE OREGON
7. \*STRUCTURAL NAILLED JOINT EACH END - NAILS 5 x 125 MIN. HOLES MAY BE PREDRILLED 3 DIA. NUMBER SHOWN ARE MINIMUM WITHOUT SPLITTING

FALL 1 IN 60 (FALL & GUTTER TO FRONT OPTIONAL)

SIDE VIEW  
 225 SQ. FOOTINGS TO FRONT & REAR POSTS  
 375 SQ. FOOTINGS TO INTERMEDIATE POSTS  
 INCREASE AS REQUIRED TO GIVE 60 COVER TO DOUBLE POSTS AT FRONT. KINK OR SPREAD ANGLES. DO NOT PRIME EMBEDDED LENGTH

44 x 44 x 3 ANGLE BACKING TO MITRE CORNERS. - 2 BOLTS 6 Ø TO EACH LEG

OVERALL LENGTH 2550

SPACES AT 1800 = 5400

250 x 38 FASCIA ALL ROUND

200 x 50  
 75 x 50 HW NAIL TO FASCIA AT 1000 CRS.

44 x 44 x 3 ANGLE POSTS

75 x 50 FILLER

OVERALL WIDTH 6160

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED  
 APPROVAL GRANTED

\*NAIL 11 SEP 1975

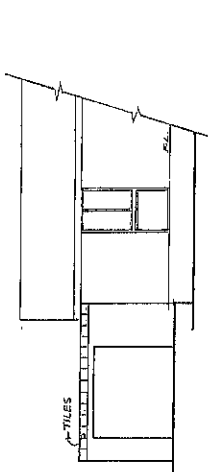
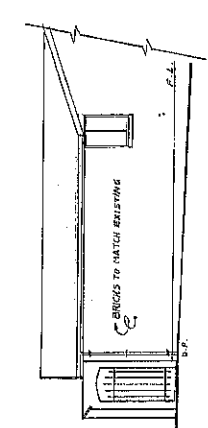
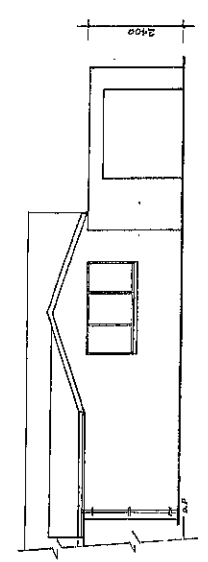
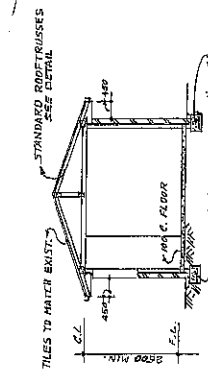
DELEGATE  
 NATIONAL CAPITAL DEVELOPMENT COMMISSION

SUBJECT TO CONDITIONS AS INDICATED

PLAN (NOT TO SCALE)

MR J. R. McDONALD  
 BLOCK 5 SECTION 35 F11149  
 PROPOSED FLAT ROOF GARAGE MANUFACTURED BY  
 BOBBY & COLLINS PTY. LTD. PO BOX 328 FISHWICK PH 950 648  
 RAY FRANZI MILE AUSTRALIAN CONSULTING ENGINEER PH 811149  
 40 BOY 7 HAMILTON CENTRE ACT 2014  
 SCALE 1:50  
 DES. NO. CR 1 A

COPYRIGHT

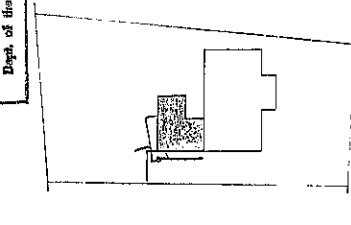
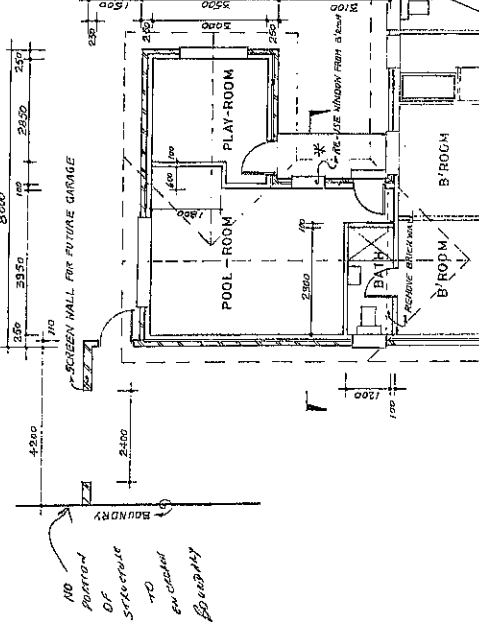
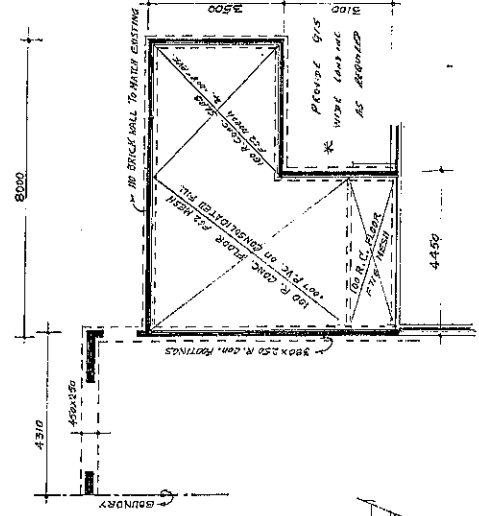


DEPTH OF RILL UNDER  
SLAB NOT TO EXCEED 400 mm SECTION  
REGISTERED BUILDING SURVEYOR  
No. 578  
28 OCT 1974 S/3  
Dept. of the Capital Territory

REAR VIEW

SIDE VIEW

FRONT VIEW



SIDE VIEW  
Paving to be constructed in accordance with the Builders Manual  
This and external to be confined to the  
in terms with Land Survey Section 48(2)(b)

RECORDED PROPOSED EXTENSION TO HOUSE ON FISHER ACT.  
SECTION 35  
J.R. McDONALD  
DEPARTMENTAL RECORDS SECTION  
PORTION OF THE EXISTING STRUCTURE WILL BE DEMOLISHED AND REPLACED BY THE PROPOSED STRUCTURE. ALL WORK MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT AND THE REGULATIONS. NECESSARY MUST BE OBTAINED FROM THE DEPARTMENT OF THE WORK CONNECTED WITH THIS PROJECT.

BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED  
25 NOV 1974  
DELEGATE  
NATIONAL CAPITAL DEVELOPMENT COMMISSION

# STEEFAST

## Timber Roof Trusses

# QUEANBEYAN ROOF TRUSSES

39 ENDURANCE AVENUE, QUEANBEYAN, 2620  
PHONE: 97-2290

BLOCK

SECT

SUB

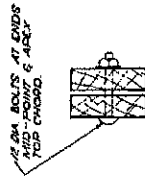
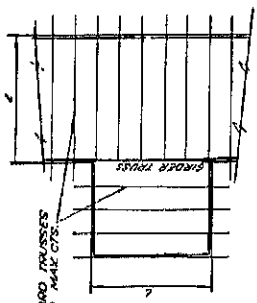
SPAN No. 3508

Received Building Section PITCH

28 OCT 1974 S/L3  
Dept. of the Capital Territory

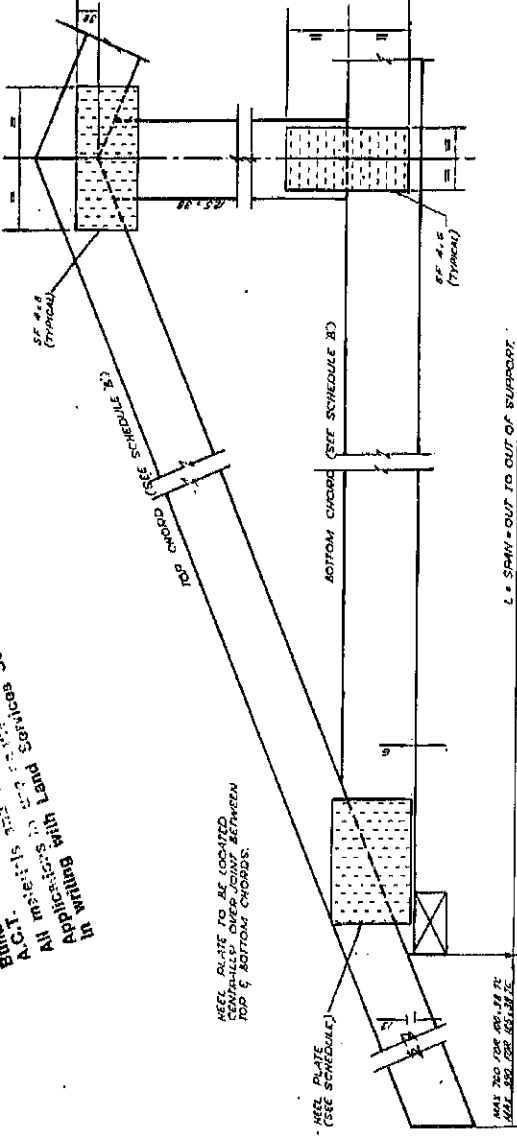
SPAN IN	MAXIMUM SPAN 2' OF STANDARD TRUSSES CARRIED											
	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"	38"	40"
3 00	4 00	4 50	5 40	6 30	7 20	8 10	9 00	9 90	10 80	11 70	12 60	13 50
3 50	4 40	5 30	6 20	7 10	8 00	8 90	9 80	10 70	11 60	12 50	13 40	14 30
4 00	4 90	5 80	6 70	7 60	8 50	9 40	10 30	11 20	12 10	13 00	13 90	14 80
4 50	5 40	6 30	7 20	8 10	9 00	9 90	10 80	11 70	12 60	13 50	14 40	15 30
5 00	5 90	6 80	7 70	8 60	9 50	10 40	11 30	12 20	13 10	14 00	14 90	15 80
5 50	6 40	7 30	8 20	9 10	10 00	10 90	11 80	12 70	13 60	14 50	15 40	16 30
6 00	6 90	7 80	8 70	9 60	10 50	11 40	12 30	13 20	14 10	15 00	15 90	16 80

SPAN IN	TYPE	TOP CHORD	BOTTOM CHORD
3 00	6	4x4	4x4
3 50	6	4x4	4x4
4 00	6	4x4	4x4
4 50	6	4x4	4x4
5 00	6	4x4	4x4
5 50	6	4x4	4x4
6 00	6	4x4	4x4



DETAIL X.  
SEE NOTES

Building to be constructed in accordance with the plans and specifications of the architect. All materials to be used shall be of the best quality and shall conform to the specifications of the architect. All materials to be used shall be of the best quality and shall conform to the specifications of the architect.



PART ROOF FRAMING.

TRUSSES TO BE FABRICATED FROM FT 1 TRUSS BRASS SHOWING NOMINAL SIZES BEFORE DRESSING. NOMINAL SIZES TO BE USED FOR ORDERING MATERIALS. NOMINAL SIZES TO BE USED FOR ORDERING MATERIALS. NOMINAL SIZES TO BE USED FOR ORDERING MATERIALS.

**STEEFAST**  
A.L. & J.W. DICKER PTY. LTD.  
24 MILLERS ROAD, WILSONS PROMENADE, N.S.W.  
TELEPHONE 97-2290  
FACSIMILE 97-2290  
DATE 28 OCT 1974  
DRAWN BY S/L3  
CHECKED BY S/L3  
APPROVED BY S/L3  
NUGHS - TREWMAN - ULDROW



# STEEFAST

## Timber Roof Trusses

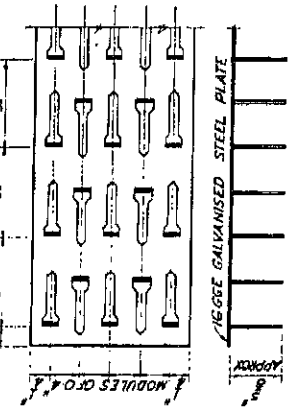
# QUEANBEYAN ROOF TRUSSES

39 ENDURANCE AVENUE, QUEANBEYAN, 2620

PHONE: 97-2290

BLOCK **5** SPAN **4 m. & 31m.**  
 SECT. **35** PITCH **18°**  
 SUB **FISHER** OVERHANG **450**  
 DRAWING NO. **39087**

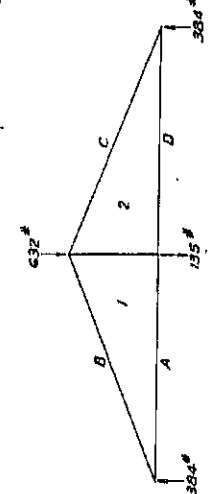
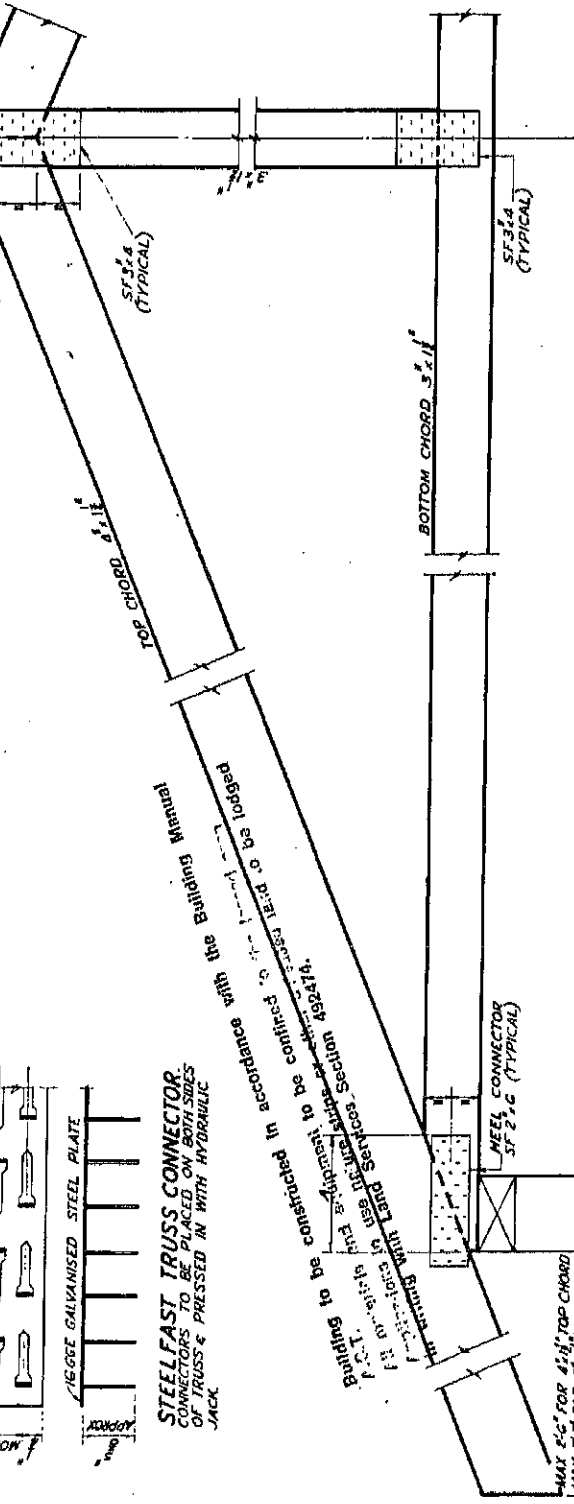
PITCH	SPAN IN FEET	A
3 ON 12	UP TO 6	7 1/2
4 ON 12	UP TO 8	6 1/2
4 1/2 ON 12	UP TO 10	6 1/2
5 ON 12	UP TO 8	5 1/2



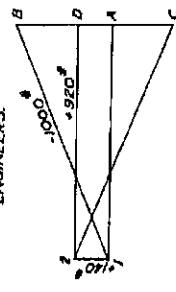
**STEEFAST TRUSS CONNECTOR**  
 CONNECTORS TO BE PLACED ON BOTH SIDES OF TRUSS & PRESSED IN WITH HYDRAULIC JACK

Received Building Section  
 28 OCT 1974  
 Dept. of the Capital Territory

NOTE -  
 TIMBER SIZES SHOWN ARE  
 NOMINAL SIZES BEFORE DRESSING



SPACE DIAGRAM FOR 18° SPAN



FORCE DIAGRAM FOR 5 ON 12 SLOPE

TRUSS DETAIL

L = SPAN-OUT TO OUT OF SUPPORT

POSITION OF SUPPORT MUST NOT BE MOVED WITHOUT REFERENCE TO CONSULTING ENGINEERS.

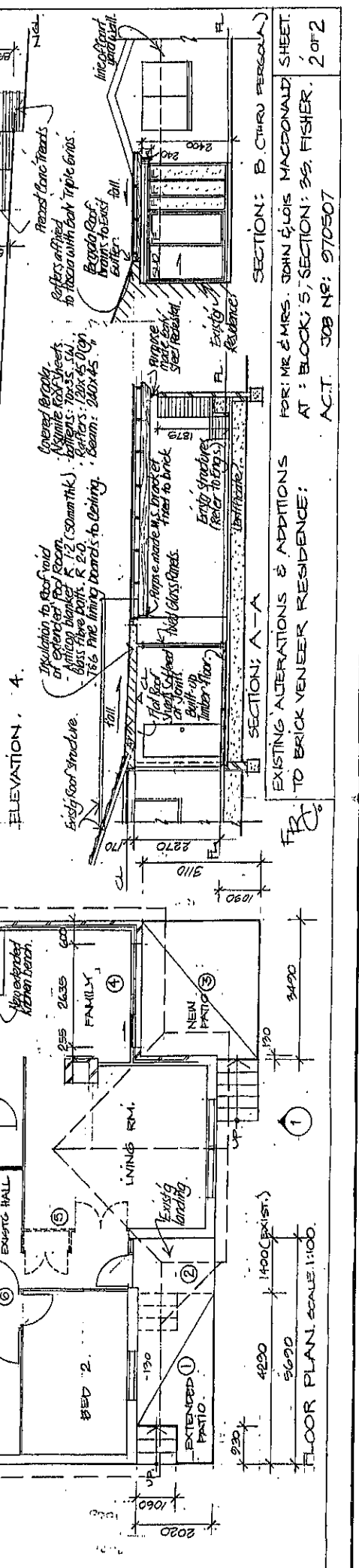
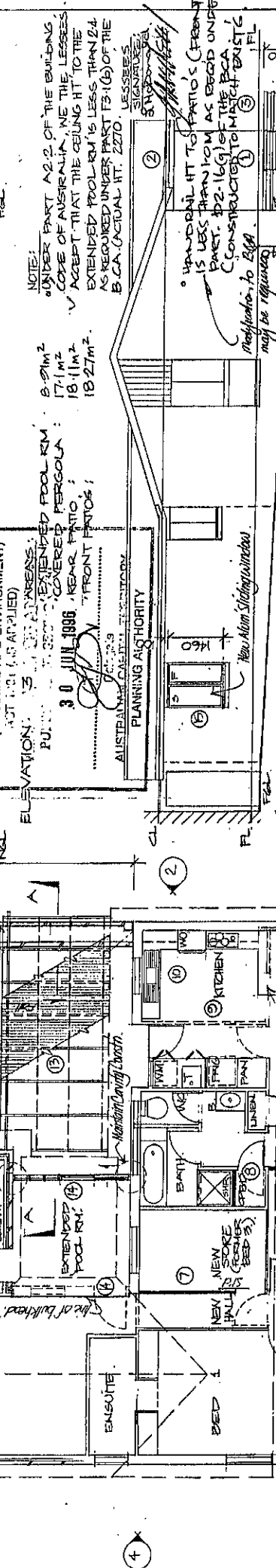
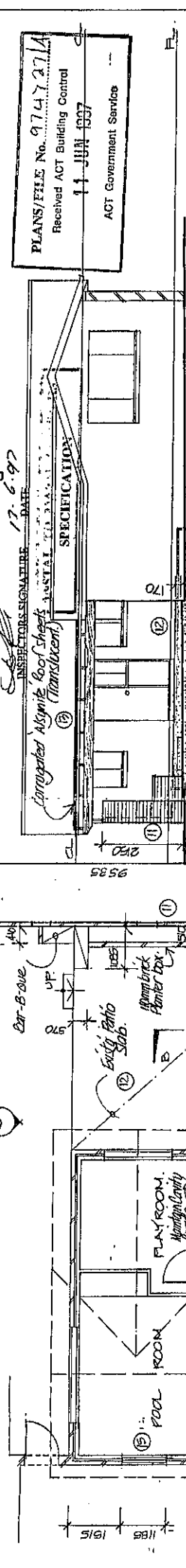
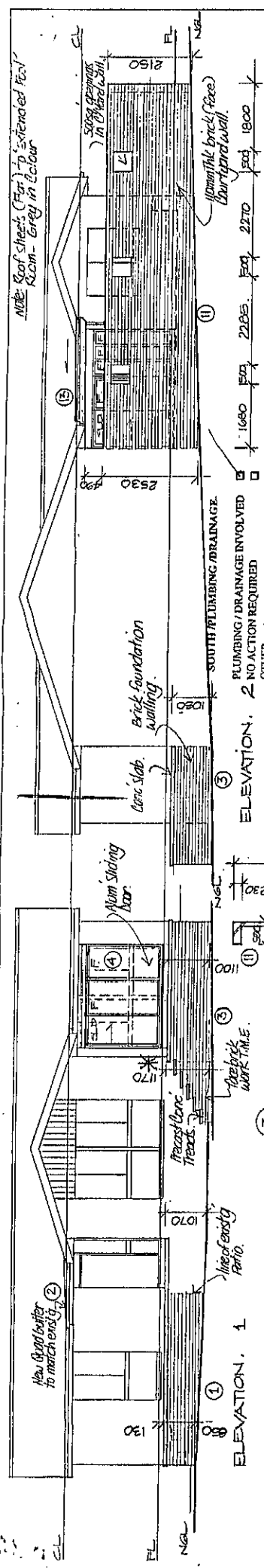
- NOTES
1. TOP CHORD DEAD LOAD 45 LB/FT RUN  
 BOTTOM CHORD DEAD LOAD 15 LB/FT RUN  
 TOP CHORD LIVE LOAD 600 LB/FT RUN  
 BOTTOM CHORD LIVE LOAD 600 LB/FT RUN
  2. IF WEIGHT OF TILES EXCEEDS 100 CWT PER SQUARE IN PLACE REFER BACK TO CONSULTING ENGINEERS
  3. TRUSSES TO BE CONSTRUCTED FROM GROUP B TIMBERS
  4. MAXIMUM FORCE 80 LB MAIL UNDER DESIGN. MAXIMUM FORCE BEFORE FAILURE 350 LB/MAIL RESULTS FROM UNIVERSITY OF NEW SOUTH WALES

STEELFAST TRUSSES TO 18° SPAN  
 A.I.S. JW DICKER PTY LTD  
 24 WOODFIELD BOULEVARD CARLINGBACH NSW 5503

TILED ROOF TRUSSES AT 3'-0" CENTRES.  
 ALL SLOPES  
 SCALE NONE  
 DATE 3-3-65  
 DRAWN APPROVED  
 RYCK J.A.

DMG No 695/KP

C.G. HUGHES & MURPHY  
 CONSULTING CIVIL ENGINEERS  
 122 CASTLEBROUGH ST. SYDNEY 206724



NOTE: Roof sheets (Fib) to extended Fib  
KLM - Grey in Colour

PLANS/FILE NO. 9747271A  
Received ACT Building Control  
11 JUN 1997  
ACT Government Service

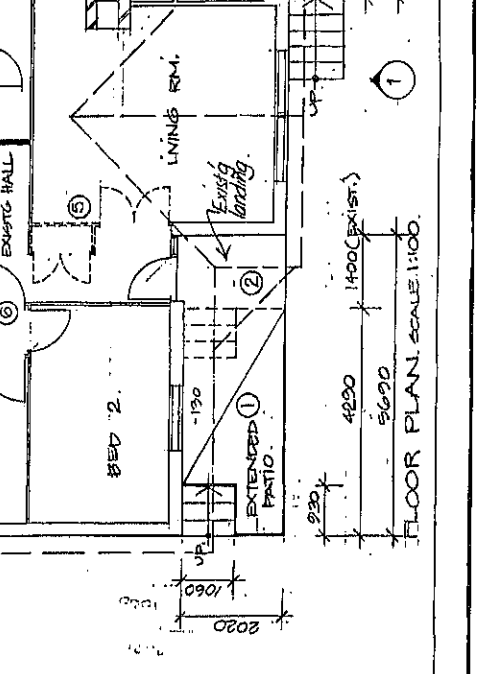
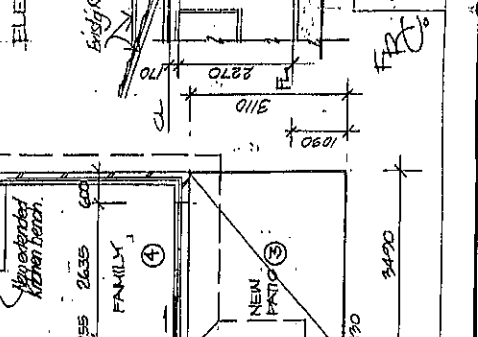
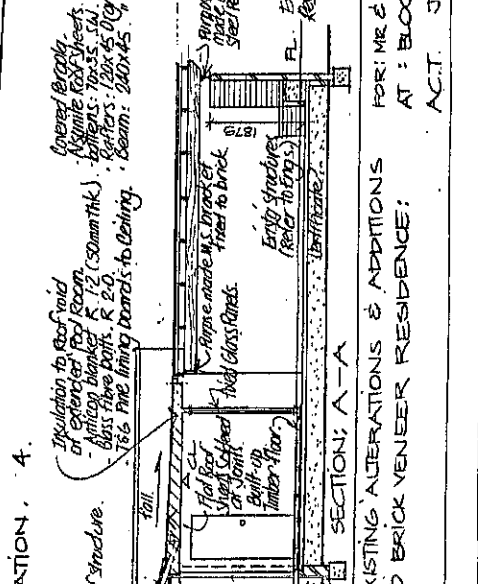
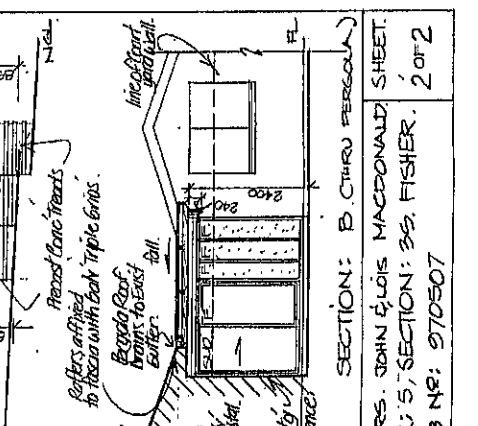
INSPECTOR'S SIGNATURE  
DATE 17.6.97  
SPECIFICATION  
ASBESTOS  
30 JUN 1996  
AUSTRALIAN PLANNING AUTHORITY

NOTE:  
UNDER PART A2.2 OF THE BUILDING  
CODE OF AUSTRALIA, THE LESSEES  
ACCEPT THAT THE CEILING HT TO THE  
EXTENDED POOL RM IS LESS THAN 2.4  
AS REQUIRED UNDER PART F3(1)(b) OF THE  
B.C.A. (ACTUAL HT. 2.270)

ELEVATION: 2  
EXTENDED POOL RM: 8.91m<sup>2</sup>  
17.11m<sup>2</sup>  
18.11m<sup>2</sup>  
18.27m<sup>2</sup>  
FRONT PATIOS:  
8.91m<sup>2</sup>  
17.11m<sup>2</sup>  
18.11m<sup>2</sup>  
18.27m<sup>2</sup>

ELEVATION: 3  
LAND PLANNING AND ENVIRONMENT  
ACT 1991 (AS APPLIED)  
PLANNING AUTHORITY  
30 JUN 1996  
AUSTRALIAN PLANNING AUTHORITY

ELEVATION: 4  
EXISTING ROOF STRUCTURE  
INSULATION TO ROOF VOID  
ON EXISTING ROOF  
LIMITED BLANKET R 1.2 (50mm THK)  
BAYS ABOVE PATIOS: R 2.0  
18.6 Pine lining boards to ceiling



SECTION: A-A  
EXISTING ALTERATIONS & ADDITIONS  
TO BRICK VENEER RESIDENCE:

SECTION: B-B  
EXISTING ALTERATIONS & ADDITIONS  
TO BRICK VENEER RESIDENCE:

SECTION: C-C  
EXISTING ALTERATIONS & ADDITIONS  
TO BRICK VENEER RESIDENCE:

SECTION: D-D  
EXISTING ALTERATIONS & ADDITIONS  
TO BRICK VENEER RESIDENCE:

FOR: MR & MRS. JOHN & LOIS MACDONALD  
AT: BLOCK 5, SECTION: 35, FISHER.  
ACT. JOB NO: 970507

FLOOR PLAN SCALE: 1:100

FLOOR PLAN SCALE: 1:100

FLOOR PLAN SCALE: 1:100

61 Kalgoorlie Cres Fisher

A 61-51

PLANS/FILE No. 974727/A

Received ACT Building Control

11 JUN 1997

ACT Government Service

LAND (PLANNING AND ENVIRONMENT)  
ACT 1991 (AS AMENDED)

APPROVAL GRANTED  
PURSUANT TO SECTION 10

30 JUN 1996

AUSTRALIAN CAPITAL TERRITORY  
PLANNING AUTHORITY

150 7.30

Existing Patio  
& Steps

Extended Patio  
& Steps

EXIST. BK  
RES N° 61

Existing Covered  
Pergola

Extended  
Pool Room

142.78

132.79

BK.  
ADDN  
TILE ROOF

Existing  
Concrete  
Patio

Existing brick  
Courtyard wall.

5

SECTION: 35

TIMBER  
CARPORT

FCE

5 1/2" FASCIA)

6

1 1/4" CLEAR BRICK)

GAL. IRON  
GARAGE

PALING

71.0 1/2"

EL. SPLY. FASMT

(1.5W)

DRNGE (EL. SPLY. FASMT)  
75.32 EASMT 2.5W

SITE PLAN:  
SCALE: 1:200

Stormwater  
Fl.

TO COMPLY WITH PART

BUILDING CODE OF AUSTRALIA

**VISUAL TIMBER PEST INSPECTION & REPORT**  
**IN ACCORDANCE WITH AS 4349.3 - 2010**  
**ACT ONLY**

Agreement Number: 3-290114

Property at: 61 Kalgoorlie Crescent  
FISHER ACT 2611

Date of Inspection: Wednesday 29<sup>th</sup> January 2014

**The purpose** of the inspection is to give advice about the condition of the property with regard to timber pests.

Date of Agreement: 29<sup>th</sup> January 2014

Specific Requirements/Conditions Required by You were: Nil

Weather Conditions at the time of the Inspection: Dry

Comments: Nil

**Contact the Inspector:** 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 prior to acting on this report.

## 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 to the Notice to the Purchaser at the back of this Report.

### ACCESS

**Are there any area(s) and/or section(s) to which Access should be gained?** **YES, read report in full**

### TIMBER PEST ACTIVITY

**Were active Subterranean Termites (live specimens) found?** **NO, read report in full**

**Was visible evidence of Subterranean Termite workings or damage found?** **YES, read report in full**

**Was visible evidence of borers of seasoned timbers found?** **YES, read report in full**

**Was evidence of damage caused by wood decay (rot) fungi found?** **YES, read report in full**

**Are further inspections recommended?** **NO, read report in full**

**Where any major safety hazards identified?** **NO, read report in full**

**In our opinion, the susceptibility of this property to timber pests is considered to be:**  
High to Very High, read report in full

**For complete and accurate information You must refer to the following Complete Visual Timber Pest Report.**

**Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

**Areas Inspected:** Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected. The areas inspected were:-

( x ) Interior ( x ) Roof Void ( x ) Subfloor ( x ) Exterior ( x ) Out Buildings  
( x ) Grounds ( x ) Fences ( x ) Timber Retaining Walls ( ) Timber Garden Borders

## **ACCESS**

**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, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc

**Other area(s) to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the reason(s) why include:**

Subfloor – slab on fill to rear extension

Under patios – bricked in

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

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

Fence – vegetation restricts visual inspection to some areas

Roof void – some areas due to low construction and insulation

**Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.**

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

**High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence to Timber Pests or damage:**

Fence

Roof void

**The following further inspections are recommended for the areas described above:**

No further inspections required.

### **Note: Important Limitations for Safe and Reasonable Access**

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID** – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

**ROOF EXTERIOR** – must be accessible by a 3.6M ladder placed safely on the ground.

**SUBFLOOR** - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

## BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

SINGLE STOREY TWO BEDROOM RESIDENCE CONSTRUCTED OF BRICK VENEER WITH TIMBER FLOORING ON BRICK PIERS AND CONCRETE SLAB FLOORING. THE TILED ROOF HAS BATT AND BLOWN TYPE INSULATION. OTHER STRUCTURES INCLUDE PERGOLAS, GARAGE, CARPORT, STORAGE AND GARDEN SHED. THERE ARE ALSO HARDWOOD AND BRICK RETAINING WALLS, HARDWOOD GARDEN BORDERS WITH TIMBER AND COLORBOND BOUNDARY FENCING.

**Was the property furnished at the time of inspection:** **NO**

**Furnished properties:** Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

## VISUAL REPORT ON AREA(S) INSPECTED:

### HOUSE:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in some external fascia corners

Whilst we are not builders the damage appears to be:

( ) slight ( x ) moderate ( ) moderate – extensive ( ) extensive

### ROOF VOID:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**SUBFLOOR:** No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

Visible evidence of borer damage was sighted in some bearers and joists, no treatment required

The species of borer is believed to be:

( x ) *Lyctus brunneus* ( ) *Anobium punctatum* ( ) Other.....

Whilst we are not builders, the damage appears to be:

( x ) slight ( ) moderate ( ) moderate – extensive ( ) extensive

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.

Evidence of wood decay fungi (wood rot) was found in timber off cuts in contact with the soil

Whilst we are not builders the damage appears to be:

( ) slight ( x ) moderate ( ) moderate – extensive ( ) extensive

**GARAGE:** No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**PERGOLAS:** No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in some roofing timbers

Whilst we are not builders the damage appears to be:

( x ) slight ( ) moderate ( ) moderate – extensive ( ) extensive



**SHEDS:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**CARPOR:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**FENCELINE:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in palings and rails which is consistent with normal age and weathering

Whilst we are not builders the damage appears to be:

( x ) slight ( ) moderate ( ) moderate – extensive ( ) extensive

**GROUNDS:** Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to section of the hardwood garden border in the rear right hand corner of the yard

We claim no expertise in building, however in our opinion the damage appears to be:

slight  moderate  moderate – extensive  extensive

You must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see Terms & Limitations)

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in stored timbers on the right hand side of the property, old stumps and the hardwood garden borders within the grounds

Whilst we are not builders the damage appears to be:

slight  moderate  moderate – extensive  extensive

**No evidence of a termite nest was found at the time of inspection.**

**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.

We claim no expertise in building and if any evidence of fungal decay or damage is reported You should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

**Where timber pest activity or wood decay fungi (wood rot) damage is reported, does it present a major safety hazard? No.**

**Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.**

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

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

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

#### **VERY IMPORTANT:**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground 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 immediately to reduce the risk of further attack.

**General remarks:** A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that You arrange to have trees test drilled for evidence of termite nests.

## **WAS EVIDENCE OF A POSSIBLE TERMITE TREATMENT FOUND?**

NO EVIDENCE OF A POSSIBLE TERMITE TREATMENT WAS FOUND DURING THIS INSPECTION.

**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.

**Durable Notice** (Termite Management Notice) No evidence of a durable notice was found during this inspection.

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.

## **CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS**

**Water leaks:** especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

**At the time of the inspection, leaks were found to be present in the subfloor under the kitchen.**

We claim no expertise in building and if any leaks were reported then You must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

**Moisture: At the time of the inspection moisture readings were normal.**

Moisture was tested using a Tramex Encounter moisture meter.

**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. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

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

**Drainage:** Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

**We claim no expertise in plumbing and drainage, however it appears that drainage is generally: Not tested, water was unable to be turned on at time of inspection.**

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

**Hot water services, air conditioning units** which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for work to be carried out? No.**

**Water Tanks** are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for this work to be carried out? Not applicable.**

**Ventilation:** Ventilation, particularly in the subfloor region is important in minimizing the opportunity for Timber Pests to establish themselves within a property.

**We claim no expertise in building, however the ventilation appears to be: Adequate.**

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.

**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 a 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 time of inspection.**

**Timbers Exposed To Weather and/or Water:** Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, You should consider replacing the timbers with a more suitable species or material.

**The fitness for purpose of the visible structural timber exposed to weather and/or water appears: Adequate for the situation they have been used in.**

It is strongly recommended that You consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

**Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:** See General Remarks/Recommendations below.

**Comments on other Conducive Conditions:** See General Remarks/Recommendations below

## **Conditions Conducive To Undetected Termite Entry:**

**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 concrete 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.

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

**Does the slab edge inspection zone fully comply? No, not required as it's an infill slab.**

**Note:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. 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. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

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

**Were the weep holes clear allowing the free flow of air? Not applicable, no weep holes have been installed.**

**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: Inadequate.**

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

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

**Other areas and/or situations that may allow undetected subterranean termite entry:** See general remarks/recommendations below.

## **General Remarks/Recommendations:**

As this property is located in an area where subterranean termites are commonly found we strongly recommend that you have regular inspections carried out every twelve months to ensure that there is no subterranean termite activity present in your buildings and structures.

It should be realised that any untreated timbers in direct contact with the soil are very conducive to attack from subterranean termites. These should be removed and replaced with a material not conducive to attack such as brick, stone, concrete or treated timber.

The stored timbers and/or firewood in the grounds should be removed or elevated onto a material which is not conducive to attack such as brick, stone or concrete.

Large trees (particularly eucalypt variety) are regular nesting sites for the most common termite species found in our region. Trees on the property have been visually inspected up to a height of 2 metres, where possible and practicable for signs of termite activity. It is however, very difficult and generally impossible to locate a termite nest visually as they are underground and evidence in trees is usually well concealed. Drilling and testing of large trees is recommended to determine if they are harboring a termite nest.

**Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.**

## **Other Information:**

Details (if applicable) of non destructive electronic equipment (other than moisture Meter) used at the discretion of the inspector during the inspection; Type of Equipment:

## **OVERALL ASSESSMENT OF THE PROPERTY:**

Where the evidence of live termite or termite damage or termite workings (mudding) was found in the building (s) then the risk of a further attack is very 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 very high.

[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.](#)

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

**Subterranean Termite Treatment recommendation:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: Highly recommended.

**FUTURE INSPECTIONS:** As 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

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 3660.0-2000 is conducted at this property every **12 months**.



## **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.

## **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 was carried out by:                    Marc O'Donnell**

**Contact Number:    02) 6297 6288**

## **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:**

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

We further advise that You engage a professional pest control firm to provide a suitable 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 when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system You install.

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.

## **CONCRETE SLAB HOMES**

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

## **SUBTERRANEAN TERMITES**

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

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

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

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

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

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

## **BORERS OF SEASONED TIMBERS**

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

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

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

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

## **TIMBER DECAY FUNGI**

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

## **TERMS & LIMITATIONS:**

**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 (*Hyloterpes 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 *Hyloterpes 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 observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. 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 is 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 are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
- 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:** 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, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then 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 months prior to listing and is not more than six months old.

## **8. 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, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit 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 nominated by Us from the Institute of Arbitrators and Mediators of Australia. 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 Institute of Arbitrators and Mediators of Australia 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) days 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.

## **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: -
  - (a) the Inspection Date; and
  - (b) the date the Report was prepared; and
  - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. 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: -
  - (a) the fact that this Report has been prepared; and
  - (b) the street address of the property inspected; and
  - (c) the Inspection Date stated in this Report; and
  - (d) the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and
  - (e) the name of the Timber Pest Inspector who carried out the inspection.
- III. 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;
  - (a) 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
  - (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
  - (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and

The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a 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, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

- IV. 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 who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting 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 Timber Pest 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 (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 promptly arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

Name of Inspector .....

Company ..... Date of Inspection.....

Street Address of the Property .....

Post Code ..... Exchange Date .....

**Contact Details:**

Full name of the Purchaser.....

Address .....

Suburb ..... Post Code .....

Phone ( ) .....

Mobile .....

Fax.....

Email .....@.....

Signed ..... on this the .....day of ..... 2013

**NAME OF INSPECTOR**


The inspection was carried out by: Marc O'Donnell

State Licence Number: 15-007448-003

Insurance Accreditation Number: AUS-13-10935

Dated this 29<sup>th</sup> Day of January 2014

Signed for and on behalf of Lawrie Paul Building & Pest Services



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Marc O'Donnell



PO Box 19-410 Avondale  
 Auckland New Zealand  
 Telephone: (64 9) 820 3433  
 Fax: (64 9) 820 3434  
 Email: insurance@pacificintins.com

## CERTIFICATE OF CURRENCY

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

**The Insured:** Mick Ffrench Pest & Building Services Pty Ltd  
 T/as Lawrie Paul Building Services

**Address:** 16 Marril Street  
 QUEANBEYAN NSW

### PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Limited	
Policy Number:	AUS-13-10935	
Period of Insurance Cover:	14 October 2013 To 14 October 2014	
Limit of General & Public Liability:	\$5,000,000	Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General & Public Liability Environmental Impairment:	\$250,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$500,000	Any one claim and in the aggregate during the period of insurance.

**Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.**



Monday, 14 October 2013