



ETHICAL BUILDING AND PEST SERVICES



PROPERTY AT:

**39 Jemalong Street
DUFFY ACT**

Date of Inspection: Thursday 27th October 2016

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ABN 94 164 331 346

Member of: Master Builders Association | Housing Industry Association | Australian Environmental Pest Managers Association



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: 39 JEMALONG STREET DUFFY 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: 25th October 2016

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: Thursday 27th October 2016

Time of Inspection: 2.00 pm

Persons in Attendance: Vendor

Weather Conditions at the time of Inspection: Dry

Recent Weather Conditions: Dry

Building Furnished: Yes

Building Tenancy: Occupied

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: Carport/store, pergolas and garden shed.

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

Subfloor – slab on fill to lounge room extension
Roof void – raked ceiling to lounge room extension
Under deck – low construction

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

Inside house – furnishings and stored items restrict visual inspection to some areas
Roof void – some areas due to low construction, ducts and insulation
Subfloor – insulation batts restrict visual inspection to flooring timbers

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: Nil

Details of Apparent concealment of possible defects: Nil

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: Nil

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 four bedroom, brick veneer single storey 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.

Council Plan Inspection	Electrical Inspection	Plumbing Inspection
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, Ensuite 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

Front LH Bedroom

- robe installed with two sliding mirror doors;
- ceiling fan fitted;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

Rear LH Bedroom

- robe installed with one hinged door which is binding slightly in top of jamb, easing recommended;
- no catch fitted to robe door;
- one ceiling mounted smoke detector fitted;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

Front Centre Bedroom

- robe installed with two sliding doors;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

Front RH Bedroom

- robe installed with two sliding doors;
- all wall and ceiling linings are sound;
- skylight installed, no leaking evident;
- no major defects/safety hazards visible;

Bathroom

- timber construction;
- no drainage leaks or water hammer evident;
- premoulded shower base installed;
- the shower was tested at the time of inspection with no visible evidence of shower leaking present;
- light/heater/exhaust fan combination fitted;
- all wall and floor tiles are sound;
- all wall and ceiling linings are sound, minor crack noted to wall above door, repair prior to next painting recommended;
- privacy latch fitted and working;
- no major defects/safety hazards visible;

Toilet

- timber floor construction;
- no drainage leaks evident;
- all floor and skirting tiles are sound;
- all wall and ceiling linings are sound;
- privacy latch fitted and working;
- no major defects/safety hazards visible;

Laundry

- timber floor construction;
- single bowl stainless steel by-pass tub installed with metal cabinet under;
- no drainage leaks or water hammer evident;
- all wall tiles are sound;
- all wall and ceiling linings are sound;
- storage cupboard installed with one hinged door;
- no major defects/safety hazards visible;

Entry & Hall

- one ceiling mounted smoke detector fitted;
- all wall and ceiling linings are sound;
- circular skylight installed, no leaking evident;
- two storage cupboards installed with hinged doors;
- no major defects/safety hazards visible;

Kitchen

- no drainage leaks or water hammer evident;
- exhaust hood fitted, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- exhaust fan installed;
- 4-plate electric cooktop and under bench oven installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- dishwasher installed, not tested;
- all floor and splashback tiles are sound;
- all wall and ceiling linings are sound;
- all cupboard doors, drawers and bench tops are in good condition;
- no major defects/safety hazards visible;

- Dining Room**
- all wall and ceiling linings are sound;
 - no major defects/safety hazards visible;
- Living Room & Entry**
- all wall and ceiling linings are generally sound, however minor wall sheet joint crack noted above side window, repair prior to next painting recommended;
 - one ceiling mounted smoke detector fitted;
 - ceiling fan fitted;
 - wall mounted air-conditioning unit installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
 - no major defects/safety hazards visible;

THE ROOF INTERIOR

- Roof Interior**
- truss pitched roof construction;
 - fibreglass batt and fibreglass fluff insulation to ceiling cavity, approximate thermal rating of R5.0;
 - no sarking installed under roofing (not mandatory);
 - full inspection was restricted by insulation, ducting and height;
 - gas ducted heating unit installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
 - no major defects/safety hazards visible;

THE EXTERIOR OF THE BUILDING

- Windows**
- aluminium sliding windows installed;
 - wear noted to some tracks;
 - screens fitted;
 - 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;
 - minor amount of weather degradation has occurred to some mitred corners, which is not considered significant, such weathering can be expected to occur mostly to mitred corners and is regarded as general maintenance, rectification during repainting is accepted practice;
 - no major defects/safety hazards visible;

Roofing & Flashing

- concrete roofing tiles installed;
- solar hot water unit installed;
- 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;
- some gutter corrosion evident;
- no major defects/safety hazards visible;

CRACKING TO BUILDING MEMBERS

Is there significant cracking to the Building Members: No

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:

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

all 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

- no significant cracking or movement evident to residence brickwork at time of inspection;

THE SUBFLOOR

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

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 lounge room extension;
- 100x75 & 100x50 hardwood bearers and joists on brick piers with tongue and grooved radiata pine timber flooring over;
- insulation batts fitted to underside of flooring;
- some moist soil noted within the subfloor adjacent to front perimeter wall due to external earth level greater height, moisture can increase the likelihood of termite attack;
- area was generally clean at time of inspection;
- minor leaking noted to shower drainage at floor waste and to toilet drainage, repair recommended;
- no major defects/safety hazards visible;

CARPORT

Carport/Store

- this is a metal detached structure with concrete floor;
- light and power installed;
- no sarking installed to under roofing, condensation dripping may occur from roofing during cold weather;
- minor cracking noted to concrete floor;
- no major defects/safety hazards visible;

GARDEN SHED

Garden Shed

- this is a metal detached structure with paved floor and one hinged door;
- structure is considered sound and performing as intended;

PERGOLAS/DECK

- Pergola/Deck**
- this is a timber attached structure with polycarbonate and metal roofing and posts supported on metal post shoes with hardwood decking;
 - no subfloor access possible to deck due to low construction;
 - repair of roofing is recommended where fireplace flue has been removed;
 - condensation dripping may occur from roofing during cold weather;
 - minor decay noted to exposed ends of front beam;
 - no major defects/safety hazards visible;
- Front Pergola**
- this is a timber attached structure with polycarbonate roofing and post supported on metal post shoe;
 - 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;
 - decay noted to exposed ends of rafters and beam;
 - no major defects/safety hazards visible;

THE SITE

- Driveway**
- minor cracking noted to concrete driveway;
- Surface Water Drainage**
- no adverse overland stormwater flow indicators were present for normal weather conditions;
- Heating/Cooling**
- air-conditioning condenser unit installed to right hand side, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- Fences**
- metal colorbond fencing is in good condition;

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:

Low

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

Low

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

Above 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/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/drainier.

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: 01578

Dated this 27th Day of October 2016

SIGNED FOR AND ON BEHALF OF: Ethical Building and 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 16 Section 53 DUFFY ACT

As requested, Ethical Building and Pest Services carried out an inspection of the records provided by Environment and Planning Directorate on Friday 28th October 2016. The information listed below is based on documentation supplied by Environment and Planning Directorate and a site visit.

Building Approval Plan No	Certificate of Occupancy	Date	Description of Works
27633 + 27633/A	9309	03.11.72	Brick Veneer Residence
27633/B	13927	15.05.74	Metal Garage
27633/D	16612	03.08.81	Timber Pergola and Carport
27633/E	16613	03.08.81	Timber Deck
27633/F	12936	17.02.81	Brick Veneer Additions to Residence

SUMMARY

Based on the plans and documents provided by Environment and Planning Directorate, the following has been noted:

1. The carport/store as per Plan Number 032196/A never received a Certificate of Occupancy, Building Control approval is required (A final inspection report was carried out for carport/store, it is a possible final paperwork was not submitted to Building Control to obtain a Certificate of Occupancy).
2. The fireplace in the living room extension as per Plan Number 27633/F has been removed, no further action required.
3. The garage as per Plan Number 27633/B has been removed, no further action required.
4. The front pergola is exempt from approval.
5. Garden shed to rear yard is exempt from Building Control approval, however structure 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 Planning Directorate.

Please find enclosed:

- 1 Conveyancing Enquiry (2 pages)
- 1 File Index for Conveyancing Search (2 pages)
- 5 Certificates of Occupancy
- 1 Registration Acknowledgement for Plan Number 032196/A
- 1 Inspection Report (Final) for Plan Number 032196/A
- 1 Survey Certificate
- 1 Sanitary Drainage Plan
- 17 Architectural Plans depicting the original 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 Ethical Building and Pest 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-16-10935
Expiry Date October 2017



Pacific International Insurance Pty Ltd
ACN: 169 311 193
Locked Bag 3
Cardiff NSW 2285
Telephone: 1300 309 169
Fax: +61 (2) 4954 3660
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 Ethical Building and Pest Services
 ABN 94 164 331 346

Address: 4 Elaroo Place
 JERRABOMBERRA NSW

PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd	
Policy Number:	AUS-16-10935	
Period of Insurance Cover:	14 October 2016 To 14 October 2017	
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.

Business Activities and/or Extensions covered under this policy:

Other Building Inspections/Consultancy Work - AS4349.0-2007	Termite Management - AS3660-2000
(PPI) Timber Pest Inspections - AS4349.3-2010	(PPI) Residential Building Inspections - AS4349.1-2007
Urban Pest Control	

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.

Wednesday, 12 October 2016



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 Access Canberra has the resources available to deliver the service. The turnaround time commences from the receipt of the form at the Building Services Shopfront and does not include delivery time by mail or DX, weekends and public holidays.

Mail to Access Canberra Building Services Shopfront - GPO Box 1908 Canberra ACT 2601 or email to buildingconveyance@act.gov.au or in person to: 8 Darling Street Mitchell 2911. If you have difficulties completing this form please telephone (02) 8207 1923

Part 1: Site Details

Block: 16 Section: 53 *Unit (if applicable): _____
Suburb: Duffy
Street Number: 39 Postcode: 2611
Street Address: Jemalong Street

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

Part 2: Applicant to complete

Name of Applicant: Ethical Building and Pest Services
Postal Address: P.O. Box 450 Curtin ACT 2605
Phone (Business Hours): 6299 9111
Lessee: L & Z Mooney
Email Address: inspector@ebps.com.au

Office Use Only
Trim: _____
Fees: _____
Officer: _____
Date Completed: _____

Part 3: Description of Service

Standard \$91.00 Fast track \$293.00* (GST incl.)

Additional Documentation (fees will apply) Sanitary Drainage Plan (\$23.00 additional)
Additional Information Requests: _____

Part 4: Delivery Methods

Emailed (Applicant) or Other: _____
 Collect at Mitchell Counter (Phone when ready)

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 owner
- I have authorisation for Power of Attorney (attached from the owner)
- I act for a Mortgagee in possession (attached authority letter, including deed of appointment)
- I have authorisation (attached) from the Trustee of the Deceased Estate
- I am the solicitor acting on behalf of the owner
- I have authorisation (attached) from a solicitor representing the owner

Applicant's Signature R Roberts Date _____/_____/_____

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

- | | | |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Survey Certificates | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex- government Building Plans | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Certificate of Completion of Asbestos Removal work** | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

** If YES – this indicates that the property was part of the Loose Asbestos Insulation Program.
For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au

If requested:

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

ASBESTOS

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

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

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. Not all eDevelopment plans will be stamped with the plan number.

Search officer comments (if any?)

Search officer initials: Sue

Cost of application: \$ 114.00

Date completed:

28/10/2016

CONVEYANCING BUILDING FILE INDEX

SUBURB: Duffy		SECTION: 53		BLOCK: 16		UNIT: -		EX GOV: No		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	27633	2	B/V Residence						\$13,800		
		6						27633			
		8	Survey				Y				
Y	27633/A	10		Y							
		22	Final								19/10/72
		23								27633 + /A 03/11/72	
Y	27633/B	24	Metal Garage						\$610		
		28						27633/B			
		30	Final								13/05/74
		31									
N/A	27633/C	34	Cancelled							27633/B 15/05/74	
Y	27633/D	36	Timber Pergola & Carport						\$600		
		39						27633/D			
Y	27633/E	40	Timber Deck						\$300		
		43						27633/E			
		44	(Timber Pergola & Carport)					27633/D			
Y	27633/F	45	B/V Additions to Residence						\$8,500		
		48						27633/F			
		49									
		58									01/12/80
		60	(Timber Pergola & Carport)							27633/F 17/02/81	
		66	Final (Timber Deck)					27633/D			
		67	Final (Timber Pergola & Carport)					27633/E			24/07/81
		71									24/07/81
		72								27633/E 03/08/81 27633/D 03/08/81	

N	032196/A	-	New Carport & Shed -- Bushfire Effected					032196/A	\$7,227	
		-	Final							03/12/03

Drainage Plan Number: 19917

Soil Classification Number: No

Comments: Plan 27633/C Cancelled.

No COU for Plan 032196/A -- Registration Acknowledgement and Final Inspection only.

23

No 9309

AUSTRALIAN CAPITAL TERRITORY
Building Ordinance 1964 (as amended)

CERTIFICATE AS TO FITNESS FOR OCCUPANCY AND USE

Plan Number(s) 27633 & 27633/A.	Permit Holder Lessee STOCKS & HOLDINGS (CANBERRA) PTY LTD.
---------------------------------------	--

I certify that a BRICK VENEER RESIDENCE

on Block 16 of Section 63 at Duffy

is fit for occupancy and use.

3/11/72

[Signature]
Deputy Proper Authority

198317/1

OFFICE COPY

- White - original
- Pink - office copy
- Green - information copy
- Gold - information copy

Building Branch
Department of the Interior
BL1/8 (1971)

Department of the Capital Territory
Building Section

AUSTRALIAN CAPITAL TERRITORY
Building Ordinance 1972
(PART V)

N^o 13927

CERTIFICATE OF FITNESS
(Class I and X Occupancy Only)

ADVICE TO	
Name of Permit holder	Address
Name of Lessee	Address
<i>R. J. Keirle</i>	

It is hereby certified that the building consisting of 12 metal garages

situated on Block 16 Section 53 in the Canberra Division of Queer for

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.

Type of construction	Class of occupancy	Number of storeys
Permit No. <u>20777</u>		
Approved Plan No. <u>27633/B</u>		
* as defined in the Building Manual A.C.T.		
<i>[Signature]</i> Deputy Building Controller		
<u>15/5/74</u>		

OFFICE COPY



Department of the Capital Territory
BUILDING SECTION

72
BL 1/8(6/80)

CERTIFICATE OF OCCUPANCY OR USE

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

TIMBER PERGOLA & CARPORT

situated at

Block 16	Section 53	Division DUFFY
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. 27622D		
Type of construction * 5	Class of occupancy * X	(*as defined in the Building Manual A.C.T.)
Permit No. 21334	Name of permit holder C. G. WILLIAMS	OWNER - BUILDER

Endorsements

PERGOLA - SECTION A. ONLY

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 .

16612

SEE OVERLEAF

J. Williams
Deputy Building Controller

3 8 81
date



Department of the Capital Territory
BUILDING SECTION

71.
BL 1/8(6/80)

CERTIFICATE OF OCCUPANCY OR USE

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

.....
IMPERIAL DECK
.....

situated at

Block 16	Section 53	Division DUFFY
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. 27683/E		
Type of construction * 5	Class of occupancy * X	(*as defined in the Building Manual A.C.T.)
Permit No. 29683	Name of permit holder C. G. WILLIAMS OWNER - BUILDER	

Endorsements

.....
.....
.....
.....
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.....
.....
.....

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 .

16613

SEE OVERLEAF

[Signature]
Deputy Building Controller

2 1 81
date



Department of the Capital Territory
BUILDING SECTION

58
BL 1/8(6/80)

CERTIFICATE OF OCCUPANCY OR USE

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

.....

situated at

Block 10	Section 58	Division INDRY
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. DUBRIF		
Type of construction * E	Class of occupancy * 1	(* as defined in the Building Manual A.C.T.)
Permit No. 81000	Name of permit holder D. M. H. O'NEILL	

Endorsements

.....

.....

.....

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.....

.....

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 .

12936 Deputy Building Controller date
-------	---

SEE OVERLEAF



4

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Registration Acknowledgement

<p>Certifier David McCulloch PO Box 9 BRADDON ACT 2612 Tel: 0262301357 Fax: 0262305979</p>	<p>Site for Project Address 39 JEMALONG STREET Suburb Section Block DUFFY 53 16</p>
<p>Please quote this number for all enquiries Project Number : 032196</p>	<p>Plan Plan Number 032196/A Plan Registered 6 May 2003</p>

This is a registration for a new project consisting of 1 project items

Nature of Work	Project Item Description	Unit	Other Description	Area/LM	Value
NEW	CARPORT		AND SHED - BUSHFIRE EFFECTED - EXEMPT FROM GOVERNMENT FEES	33	\$7,227

Building Levy

~~\$64.00~~
Clare Howlett
15/5/03

ACT BUILDING CERTIFIERS PTY LTD

5, 14 Lonsdale Street, Braddon ACT 2612 PO Box 9 Braddon ACT 2612 Ph: 02 6230 1357 Fax: 02 6230 5979 Mobile: 0414 946 549

5

6574

Inspection Report

Block 16	Section 53	Suburb DUFFY	Unit
Builder WRE			
Approved Plan Number 032196/A		Inspection Stage FINAL	

THIS IS TO ADVISE that the above mentioned inspection revealed that:

- The work was satisfactory
- The work listed below shall be completed/rectified in a good workman like manner and the project may then proceed without requesting a re-inspection.
- The construction project may not proceed or be occupied/used (if a final inspection) until the following work is completed/rectified, reinspected and approved by ACT Building Certifiers.

File Notes:

1. Roof water to existing drainage system.

The following Certificates are now required:	
<input type="checkbox"/> Footings	<input type="checkbox"/> Truss
<input type="checkbox"/> Slab	<input type="checkbox"/> Wet Seal
<input type="checkbox"/> Survey	<input type="checkbox"/> Termite
<input type="checkbox"/> Soil Classification	<input type="checkbox"/> Engineers for:

MacCullough 3-12-03

Name of Certifier

Signature of Principal Certifier

C. R. SAMUNDSETT
REGISTERED SURVEYOR

Ref. 3480



Please address all correspondence to:
P.O. BOX 139, CIVIC SQUARE, A.C.T. 2608

2nd. June, 1972.

SURVEY REPORT

The Manager,
Stocks & Holdings (Canberra) Pty. Ltd.,
Una Porter Centre,
131-141 Alinga Street,
CANNBERRA CITY. A.C.T.

Dear Sir,

LAND in the Division of DUFFY, District of Canberra City in the Australian Capital Territory, containing an area of 28½ perches, having a frontage of 68 feet to Jemalong Street, being BLOCK 16 of SECTION 53 as shown on Deposited Plan No. 2830 being the land shown edged in red on the sketch opposite.

AS instructed I have surveyed the land described above and I find that:-

1. On the land and entirely within its boundaries stand the foundations of a brick cottage. The distances from the walls of the dwelling to the boundaries are shown in green on the sketch.
2. The land is unfenced.
3. The land is subject to an easement 8 feet wide for drainage and electric supply purposes.
4. There are no encroachments on this land nor by this property on the adjoining lands or street.

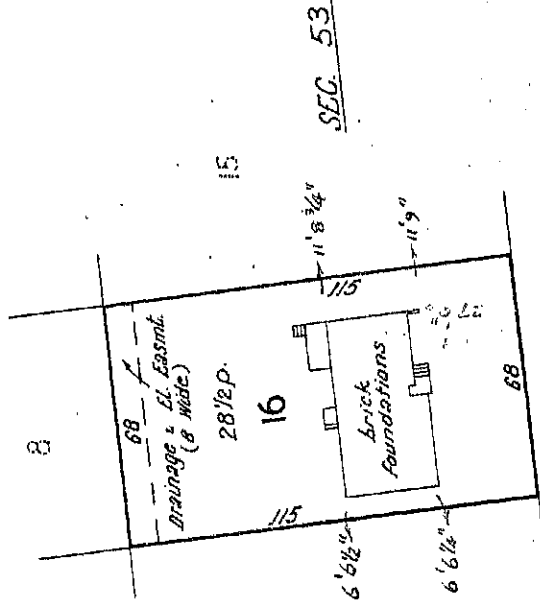
Yours faithfully,

C. R. Samundsett
Registered Surveyor.



SKETCH

Scale 40 feet to an inch



SEC. 53

JEMALONG ST.

C. R. Samundsett

Registered under the Surveyors Ordinance 1967 (A.C.T.)

27633 CB 20/4

8

INCHES 1 2

DRAINAGE PLAN NO.

19917

PLAN OF SANITARY DRAINAGE

FOR

OWNER STOCKS & HOLDINGS (CANBERRA) P/L.

BLOCK 16, 17, 18. **SECTION** 53.

DUFFY. **A.C.T.**

REFERENCE

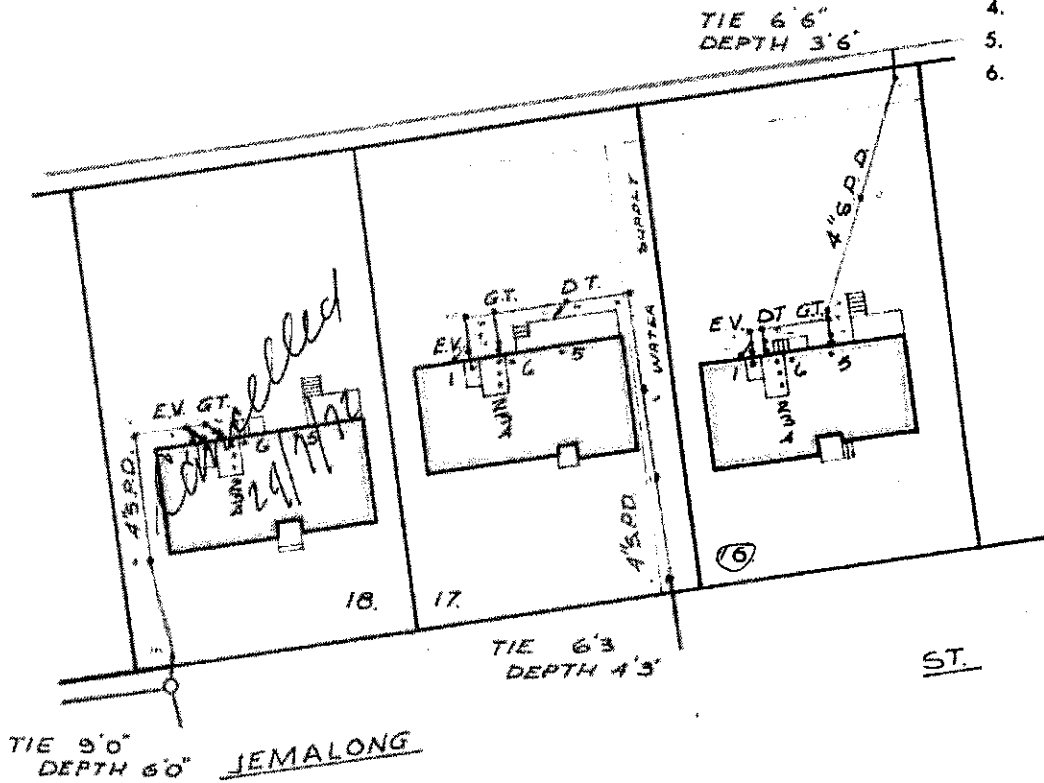
D.T. Disconnecter Trap.	S.P.D. Stoneware Pipe Drain	I.C. Inspection Chamber	F.T. Floor Trap
E.V. Educt Vent.	C.I.P. Cast Iron Pipe.	M.H. Man Hole.	S.V.P. Soil Vent Pipe
G.T. Gully Trap.	I.O. Inspection Opening.	V.P. Ventilating Pipe.	G.I.T. Grease Interceptor Trap

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

SCALE 40 FEET TO 1 INCH.

FIXTURES

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



NOTES — DRAINS TO BE LAID ARE SHOWN IN BLUE LINES.
 THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL DRAWINGS 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

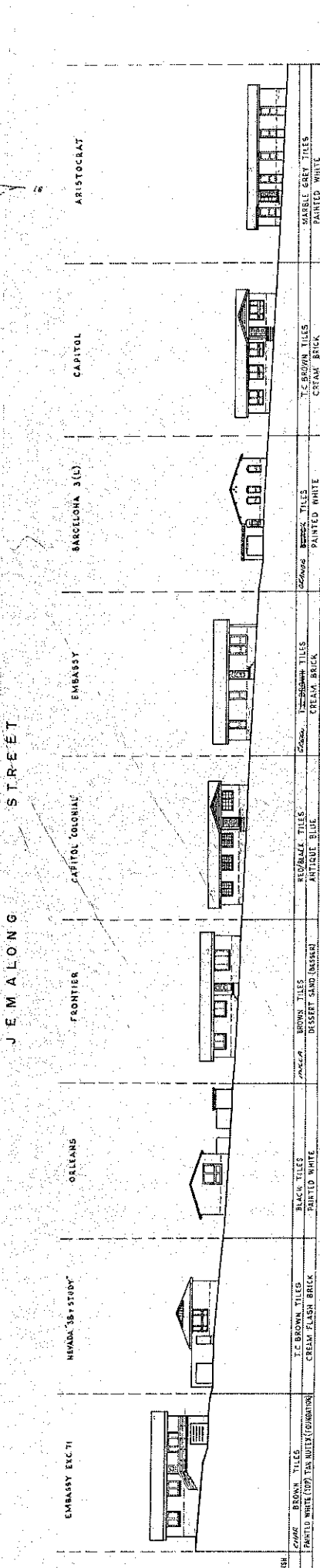
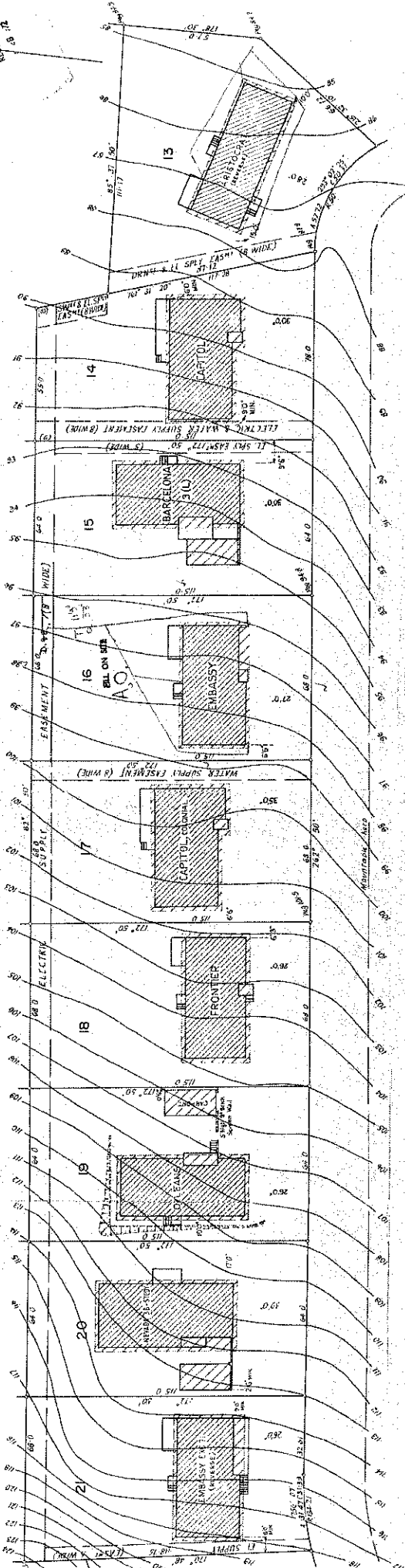
DESIGNED BY **G. MOORE & N. SMITH — 95 9236**

DRAWN BY *SM* 17.4.1972

W. Toell
SEWERAGE ENGINEER

24.4.1972

5/2
 21/8/53
 REVISIONS TO BLOCKS
 13-21
 19.12



**STOCKS & HOLDINGS
 (CANBERRA PTY. LTD.)**
BLOCKS 13-21 SECTION 53 DUFFY

Builder: C.A. Samarasch
 Registered Surveyor
 119 Alinga Street
 Canberra City A.C.T.
 Ph. 48 9250

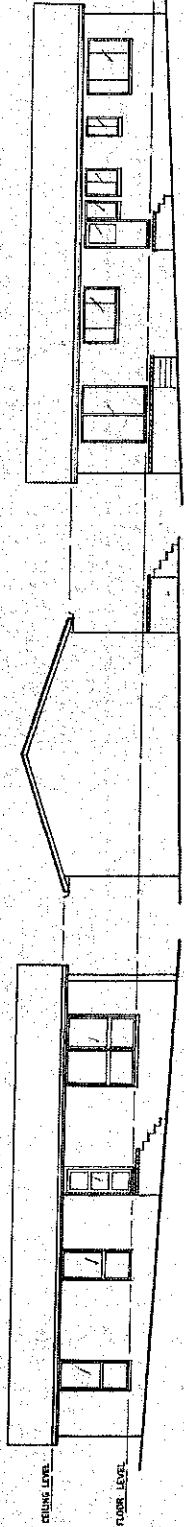
Scale: 20 feet to an inch
 Datum: Assumed
 Date: 21.1.1972
 File: 3310

GENERAL FINISH
 WALLS
 CHAMBER: BROWN TILES
 PAINTED WHITE (TOP) TO MATCH (FOUNDATION)
 EMBASSY EXC. TI
 BROWN TILES
 PAINTED WHITE (TOP) TO MATCH (FOUNDATION)
 HEADQUARTERS
 T.C. BROWN TILES
 CREAM FLASH BRICK
 OLLEANS
 BLACK TILES
 PAINTED WHITE
 FRONTIER
 BROWN TILES
 DESSERT SAND (MISSES)
 CAPITOL COLONIAL
 RED/BLACK TILES
 ANTIQUE BLUE
 EMBASSY
 BROWN TILES
 CREAM BRICK
 BARCELONA 3(L)
 T.C. BROWN TILES
 CREAM BRICK
 CAPITOL
 MARBLE GREY TILES
 PAINTED WHITE
 ARISTOCRAT

BUILDINGS GRASS AND DRIVE
 Designer: J.P. W. Duffell
 APPROVAL BY: J.P.W. DUFFY
 DRAWN BY: J.P.W. DUFFY
 CHECKED BY: J.P.W. DUFFY
 DATE: 21.1.1972

51633
 DEPT. OF INTERIOR
 BUILDINGS BRANCH
 RECEIVER
 27 FEB 1972

5/2

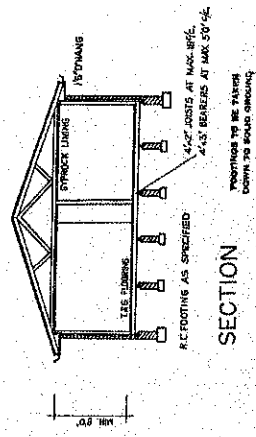


FRONT ELEVATION

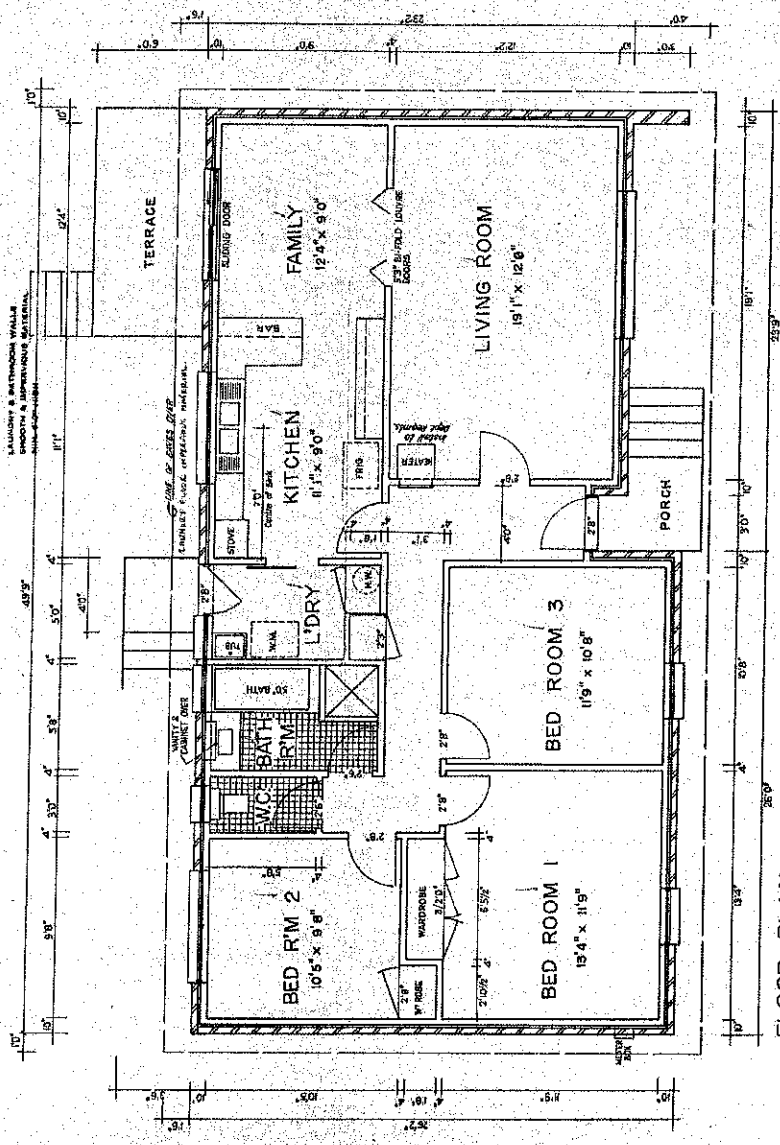
SIDE ELEVATION

BACK ELEVATION

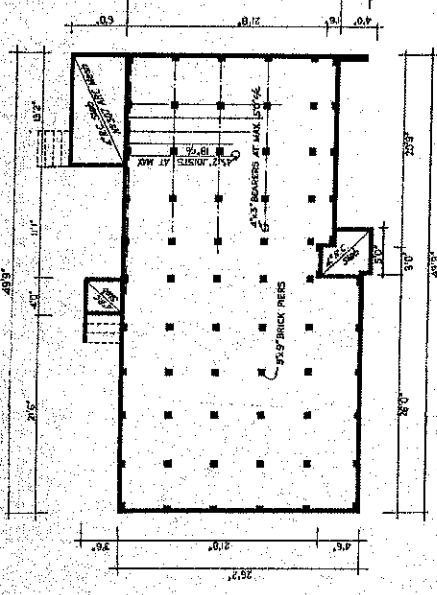
SIDE ELEVATION
 LEVELS AS SHOWN
 MANUFACTURED CHIMNEY
 PITCH OF SELECTED GUMMIT TILES,
 CLASS ROOF AS SPECIFIED



SECTION



FLOOR PLAN



FOUNDATION PLAN

BUILDINGS UNIT 218 (11/10/71)
 Canberra (1972) As Amended
 APPROVAL GRANTED 17 FEB 1972
 DEPARTMENT OF INTERIOR
 BUILDINGS BRANCH

FLOOR AREA: 252 sq.m.
 PREPARED BY: M.S. DESIGN & DRAFTING
 PO BOX 503
 CANBERRA CITY 2601

BLOCK 16 SECTION 53
 DIVISION OF DUFFY

EMBASSY

STOCKS & HOLDINGS

Stocks & Holdings Limited



GROUP OF COMPANIES

STOCKS & HOLDINGS (CANBERRA) PTY. LTD

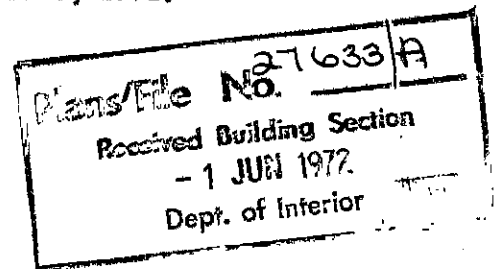
1st Floor, Una Porter Centre, 131-141 Alinga Street, Canberra City, A.C.T. 2601
BOX 1496, P.O., CANBERRA CITY, A.C.T. 2601

TELEPHONE 496438, 498782
TELEPHONE 470233 470412

TB:CM

1st June, 1972.

S1/2



The Chief Architect,
Building Branch,
Department of the Interior,
London Circuit,
CANBERRA CITY. A.C.T. 2601

Dear Sir:

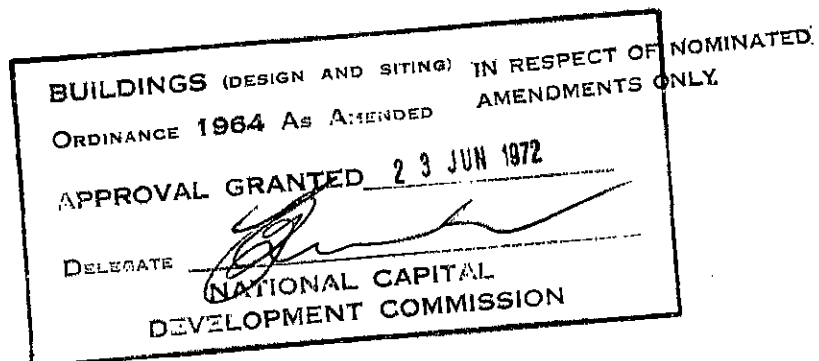
Re: Block 16, Section 53, DUFFY

We would be glad to receive your approval to the following amendments.

1. Delete hinged door between living room and hall and put ✓
in a sliding door.
2. Delete wall between dining and living rooms. ✓
3. Revised kitchen layout. ✓
4. Install window in living room, gable end wall. ✓

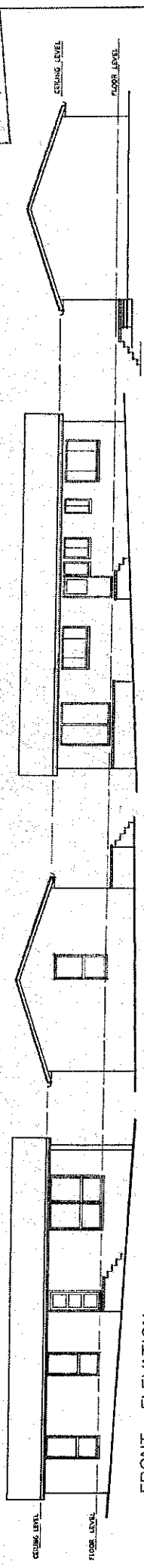
Yours faithfully,
STOCKS & HOLDINGS (CANBERRA) PTY.LTD.

T.B. Blshton.



Plans File No. 276231H
 Received and on Station
 - 1 5 31 1972
 Dep. of Interior

5/2



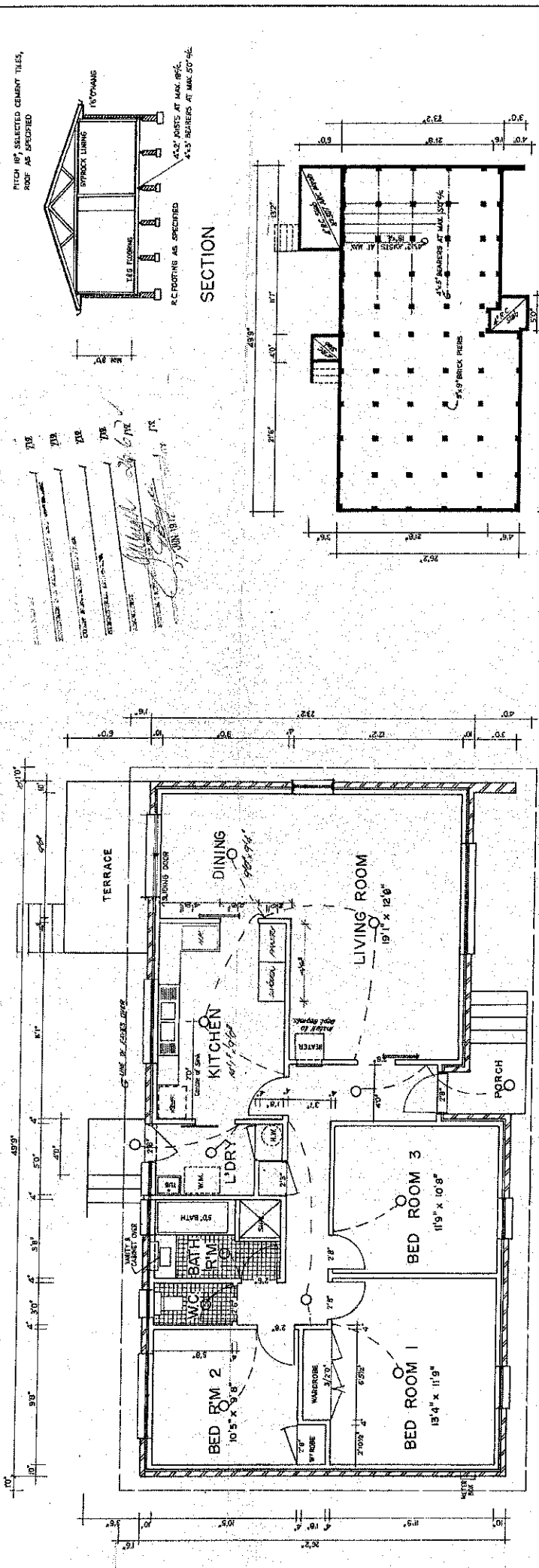
FRONT ELEVATION

SIDE ELEVATION

BACK ELEVATION

SIDE ELEVATION

SECTION



SECTION

FOUNDATION PLAN

FLOOR PLAN

PREPARED BY: M.S. DESIGN & DRAFTING
 100 BIRD AVE.
 CARLETON CITY 2601

FLOOR AREA 1232 sq. ft.

APPROVAL GRANTED: 7 3 JUN 1972
 DEPARTMENT OF INTERIOR
 DIVISION OF LAND MANAGEMENT

GUILDINGS DESIGN AND ARCHITECTURE
 ORDINANCE 1004 AS AMENDED
 APPROVAL GRANTED: 7 3 JUN 1972
 DEPARTMENT OF INTERIOR
 DIVISION OF LAND MANAGEMENT

BLOCK 16 SECTION 53
 DIVISION OF DUFFY

EMBASSY
STOCKS & HOLDINGS

WEATHERSHIELD PTY. LTD.

GARAGES & CARPORTS
P.O. BOX 50 MANUKA, A.C.T. 2603
Ph. 958292

Site Plan

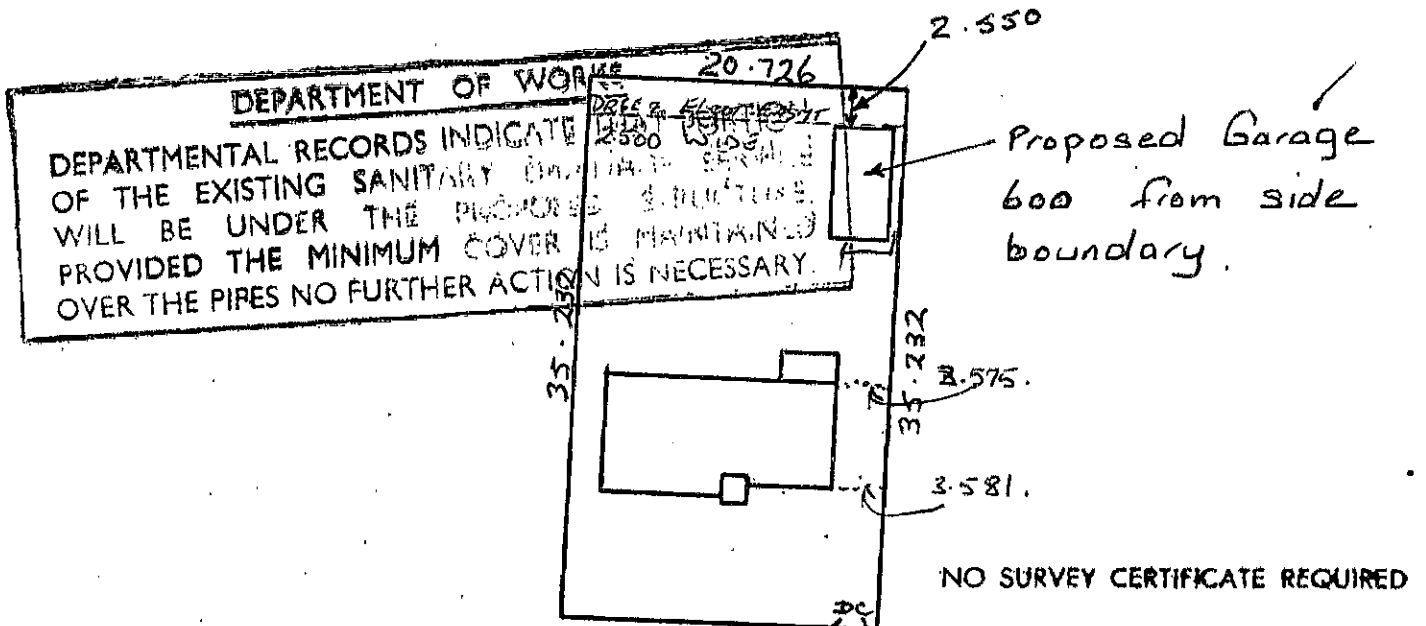
Mr R Kirk.

B. 16 S 53.

Duffy.

PLANS/FILE No. 27633/13
Received Building Section
5 MAR 1974 51/2
Dept. of the Capital Territory

PAINTING BY LESSEE
TO DEPT. APPROVAL



Jemalong ~~St.~~ St.

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED 15 MAR 1974
DELEGATE [Signature]
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

WEATHERSHIELD

P.O. Box 50 Manuka, A.C.T. 2603

Proposed Single Garage

for R KIRK

Block 16 Section 53

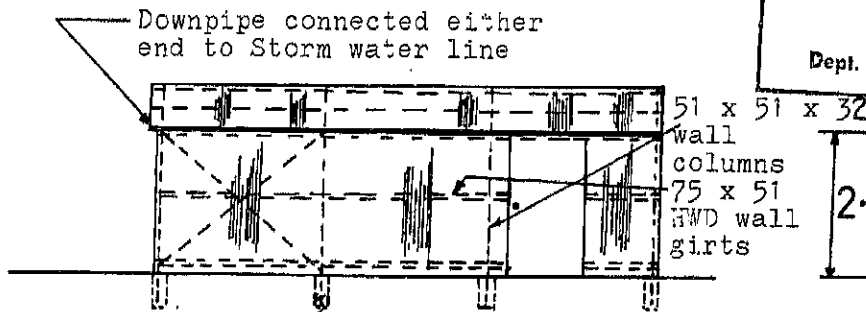
DUFFY

PLANS/FILE No. 27633/B

Received Building Section

5 MAR 1974 51/2

Dept. of the Capital Territory



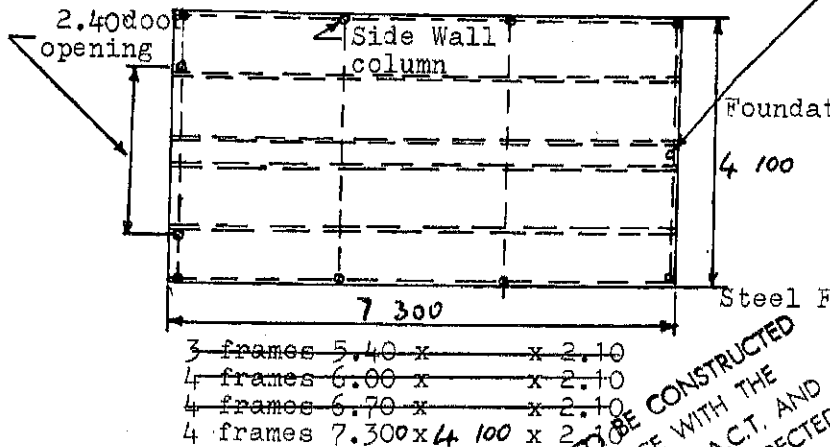
SIDE ELEVATION



FRONT ELEVATION

PAINTING BY LESSEE
TO DEPT. APPROVAL

End Wall Column for
3.90 Garages only



PLAN

SPECIFICATION

Foundations: To be 228 Dia. x 457 deep, mixing of concrete shall be in the proportion of 4:2:1

4 parts aggregate
2 parts sand
1 part cement

Steel Frame: Roof trusses to be of 25 x 25 square tube with 12.7 Dia. ties welded to form truss as to detail. Wall columns to be of 51 x 51 x 32 angle iron set in concrete foundations as in detail at 3.00 max. Side wall bracing to be flat M.S. 25 x 32.

Timber Frame: Wall girts and roof purlins to be of select 75 x 51 Hwd bolted to angle iron columns with 65 x .8 C.H. bolts and trusses with 115 x .8 bolts.

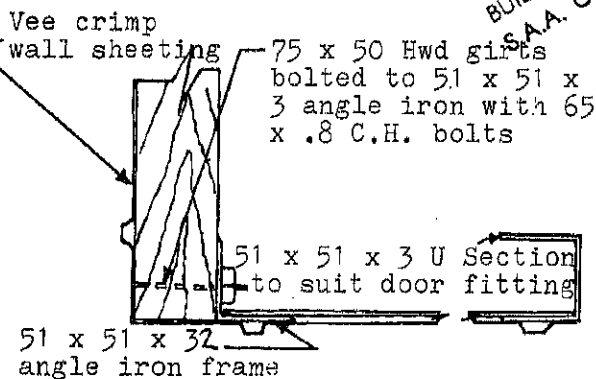
Sheeting: The walls to be sheathed with a special Hex. crimp 0.49 galv. iron fixed to timber girts with clouts & roof to be sheathed with Red Orb 10 - 75 corrugated galv. iron fixed to purlins with roofing nails.

Painting: External painting to be Dept. approval with 2 coats of acrylic paint.

Note: Painting & Stormwater by Lessee to Dept. approval
General: Site to be left clean & tidy. All work to be done in a workmanlike manner.

All Metric Sizes

BUILDING TO BE CONSTRUCTED
IN ACCORDANCE WITH THE
BUILDING MANUAL A.C.T. AND
S.A.A. CODES OR AS DIRECTED



Detail Showing Method of Fixing Door Fittings

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED 15 MAR 1974
DELEGATE *[Signature]*
NATIONAL CAPITAL DEVELOPMENT COMMISSION

WEATHERSHIELD

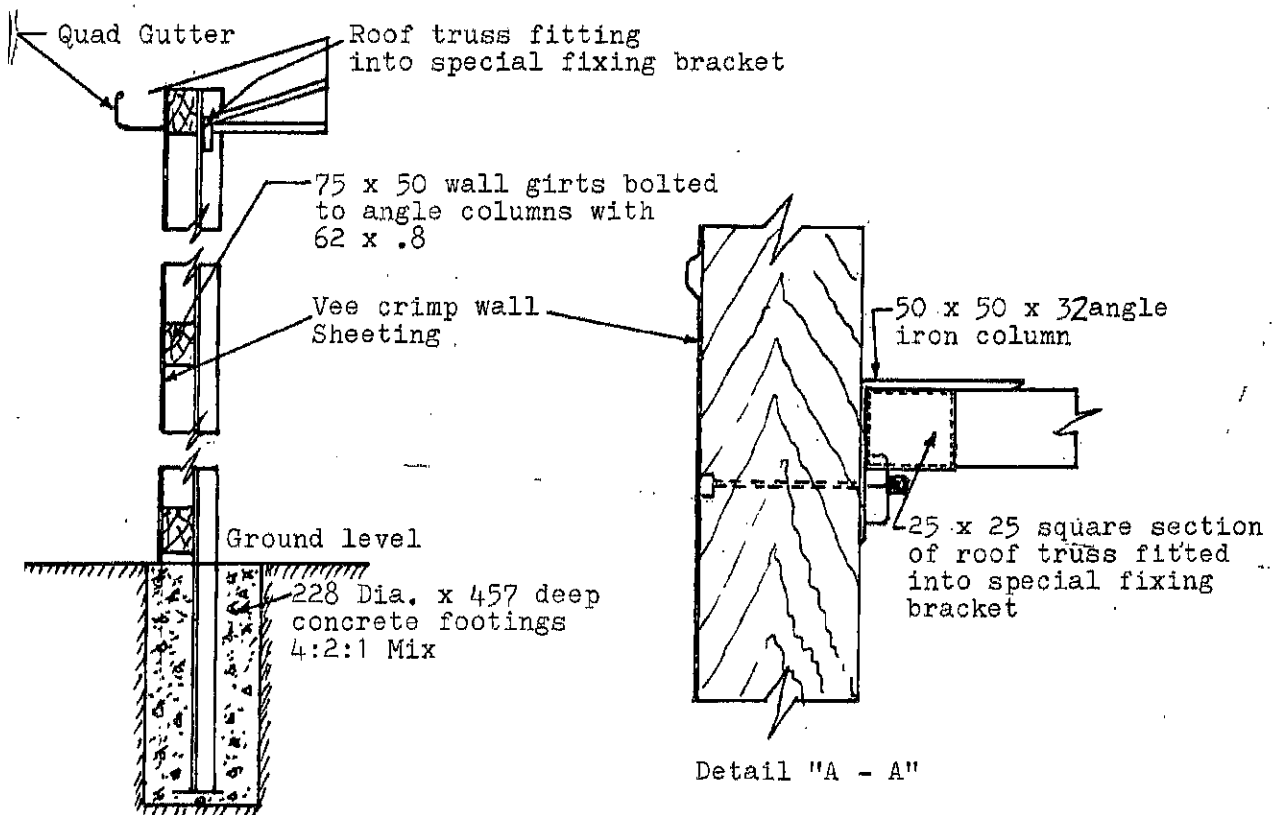
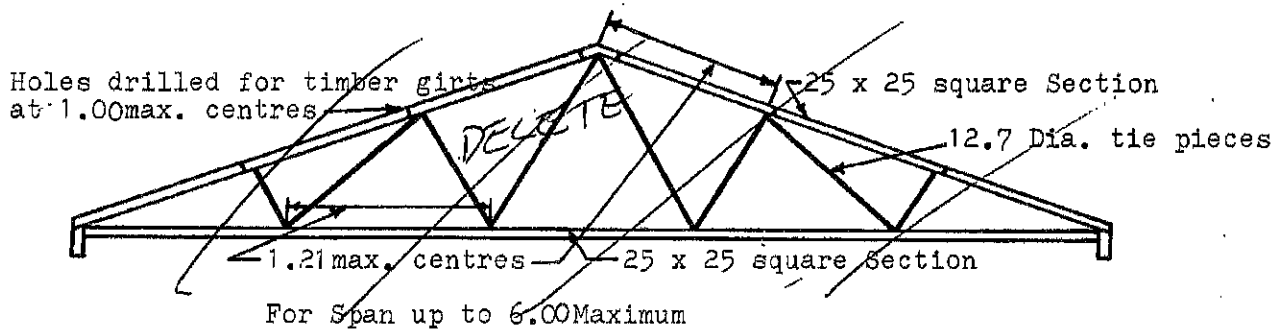
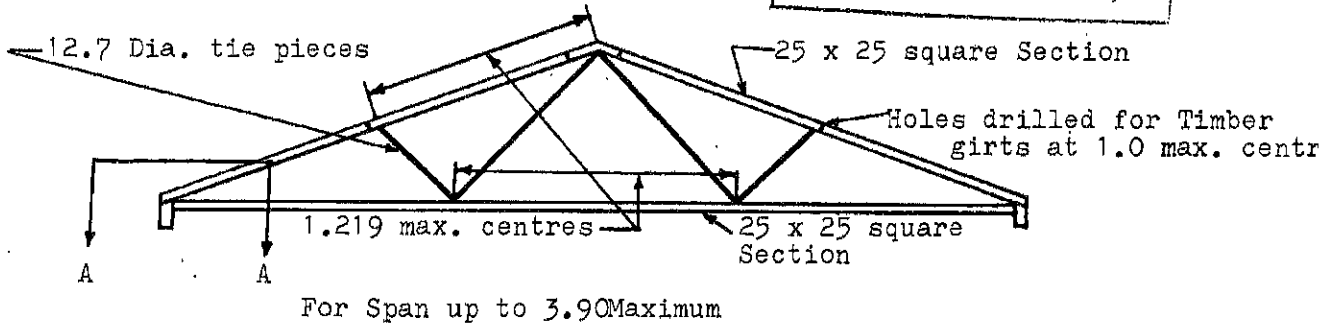
P.O. Box 50 Manuka, A.C.T. 2603

Proposed Garage

for R KIRK

Block 16 Section 53

DUFEY
 RECEIVED NO. 098 53/13
 Received Building Section
 5 MAR 1974 51/2
 Dept. of the Capital Territory

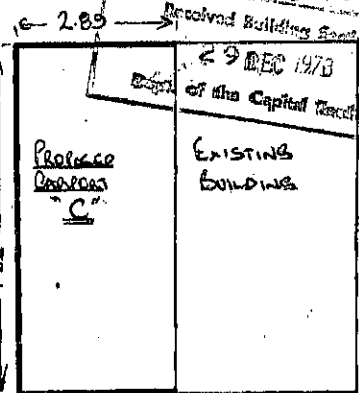


Detail Showing Method of Fixing Roof Truss to Frame

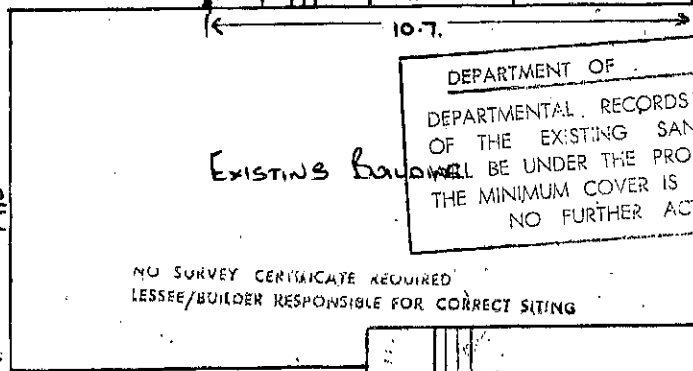
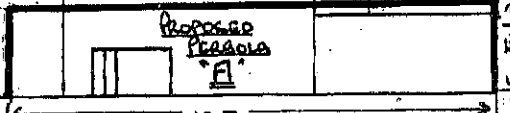
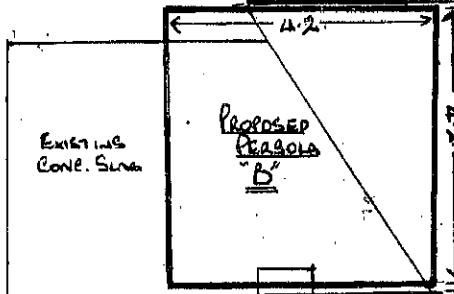
All Metric Sizes

12-72

PLANS/PERM No. 27633/D
Received Building Department
29 DEC 1978
Dept. of the Capital Territory



S1/2



DEPARTMENT OF CONSTRUCTION
DEPARTMENTAL RECORDS INDICATE THAT PORTION OF THE EXISTING SANITARY DRAINAGE SERVICE WILL BE UNDER THE PROPOSED STRUCTURE, PROVIDED THE MINIMUM COVER IS MAINTAINED OVER THE PIPES NO FURTHER ACTION IS NECESSARY.

NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
73 JAN 1979
DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

C&SP Williams
Block 16 Sect 53 Duffy
Proposed Corridor & Pergola
SITE PLAN

25.05

7.14

10.7

2.85

7.62

4.2

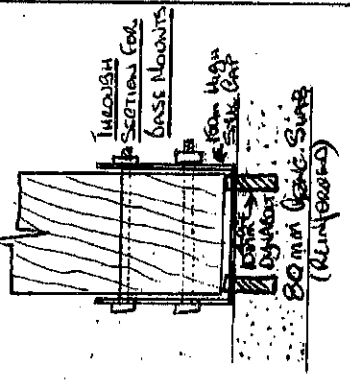
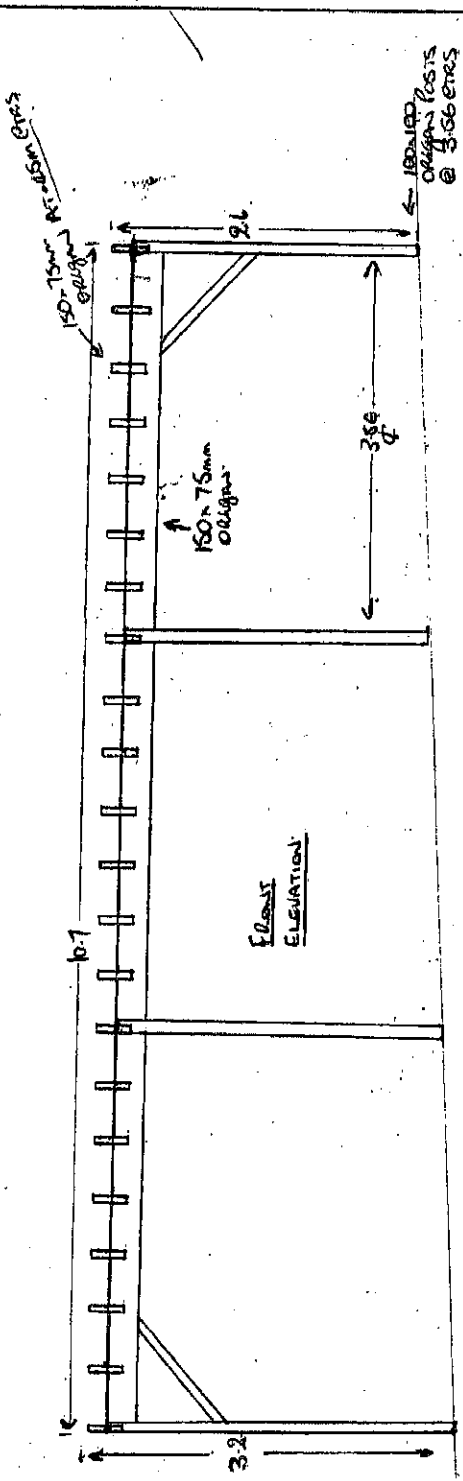
4.2

1.13

10.7

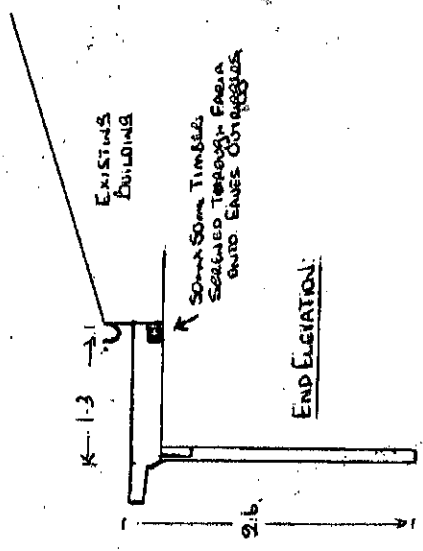
10.7

REC'D
 29 DEC 1978
 Dept. of the Capital Territory



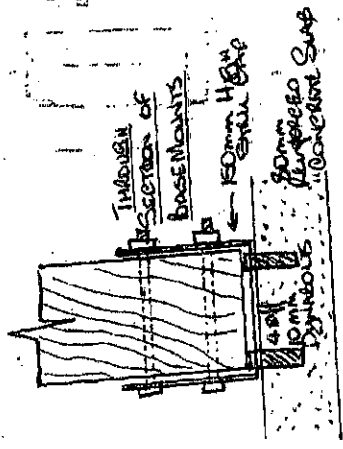
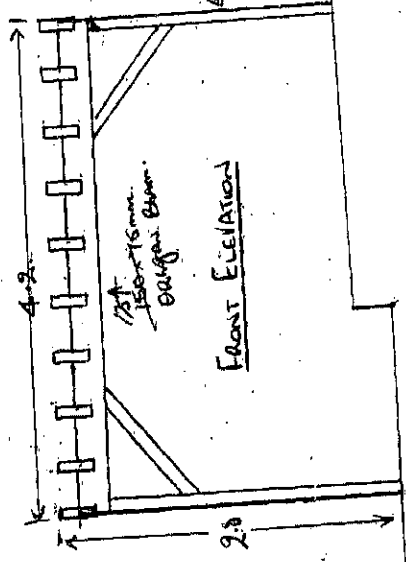
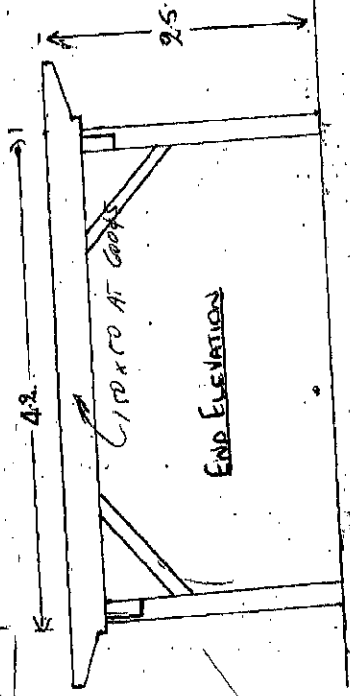
09851 WILLIAMS
 BLOCK 16 SECT 53 DUFFY
 PROPOSED AREA 'H'

BUILDINGS (DESIGN AND SITING)
 ORDINANCE 1894 AS AMENDED
 APPROVAL GRANTED
 15 JAN 1979
 DELEGATE
 NATIONAL CAPITAL
 DEVELOPMENT COMMISSION



WYANSVILLE No. 2753
 Received Building Section 1
 29 DEC. 1978
 Dept. of the Capital Territory

BUILDINGS (DESIGN AND SITING)
 ORDINANCE 1964 AS AMENDED
 APPROVAL GRANTED
 -5 JAN 1979
 DELEGATE
 NATIONAL CAPITAL
 DEVELOPMENT COMMISSION



C/S SP WILLIAMS
 Project # 16 Sect 53 DUFFA
 PROPOSED PERGOLA "B"

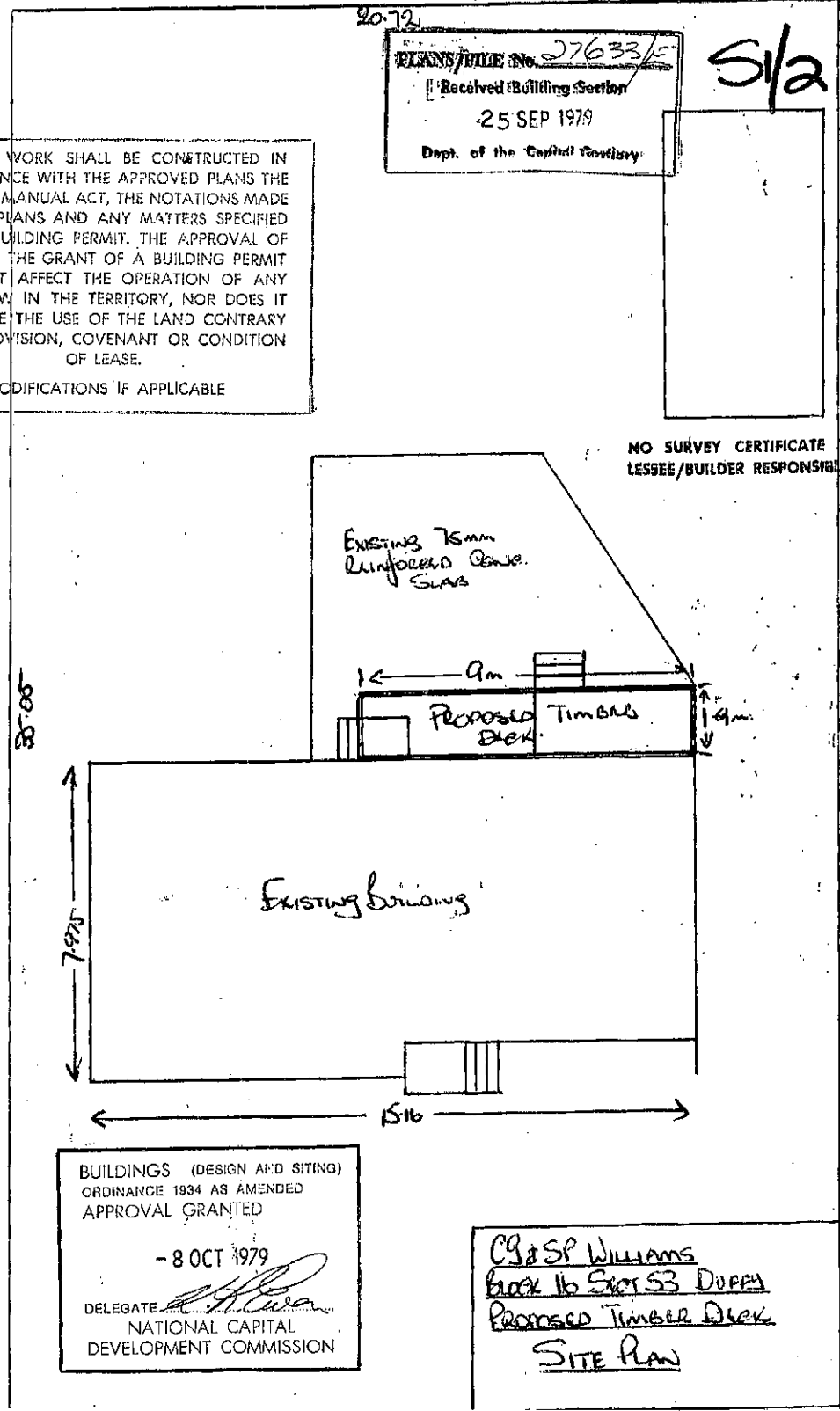
20-72

PLANS/TITLE No. 27633/E
Received Building Section
25 SEP 1979
Dept. of the Capital Territory

S/2

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

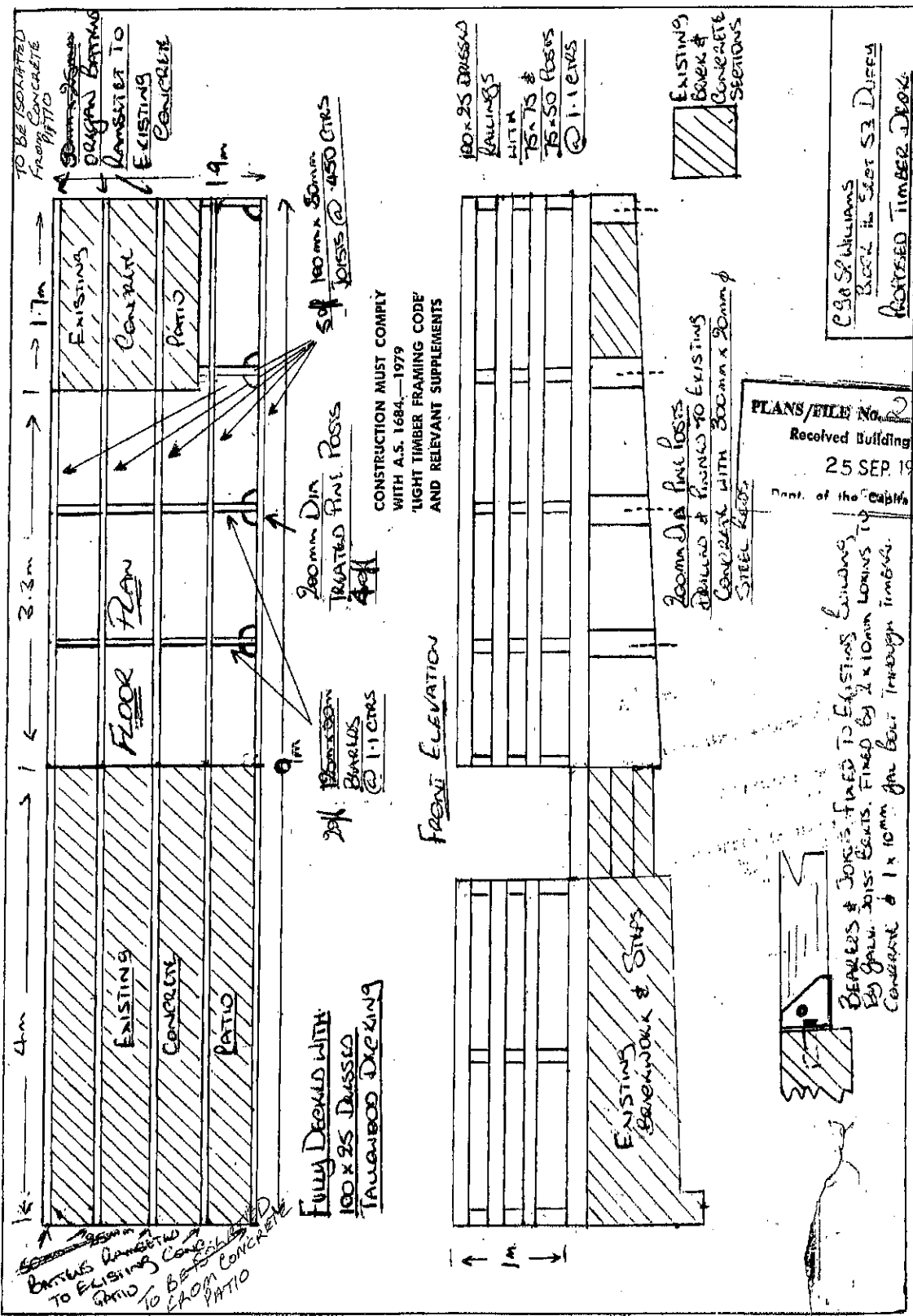
NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING



BUILDINGS (DESIGN AND SITING)
ORDINANCE 1934 AS AMENDED
APPROVAL GRANTED
- 8 OCT 1979
DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

CG & SP WILLIAMS
Block 16 Site S3 DUFFY
Proposed Timber Deck
SITE PLAN

1.9
171



TO BE ISOLATED FROM CONCRETE PAVEMENT

ORIGINAL BITTING TRANSFER TO EXISTING CONCRETE

EXISTING CONCRETE PARTS

EXISTING CONCRETE

EXISTING CONCRETE

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PLANS/FILE No. 27623/1
 Received Building Section II
 25 SEP 1979
 Dept. of the Capital Territory

BEAMS & JOISTS FIXED TO EXISTING LUNGS BY GALV. JOIST BRACKS. FIXED BY 2x10mm LUNGS TO CONCRETE & 1x10mm JOIST BEAM THROUGH TIMBER.

APPROVED FOR CONSTRUCTION BY THE
 HOLDER OF A "D" CLASS LICENCE
 TYPE OF CONSTRUCTION REQUIRED
 CLASS OF OCCUPANCY
 MR. [Signature] 19 OCT 1979
 DEPUTY BUILDING CONTROLLER UNDER
 BUILDING ORDINANCE 1972

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

FRONT ELEVATION

FULLY DECKED WITH 100x25 DRESSED RAUWOB DECKING

200mm DIA FINE POSTS DRILLED & PLUNKED TO EXISTING CONCRETE WITH 300mm x 20mm STEEL KEYS

EXISTING BRICK & CONCRETE SECTIONS

C.S. Williams
 BASED IN SLOT S3 DIFFER
 APPROVED TIMBER DECK

EXISTING CONCRETE PARTS TO EXISTING CONCRETE TO BE RECAST TO EXISTING CONCRETE

100mm x 80mm JOISTS @ 450 CTRS

200mm DIA TREATED FINE POSTS

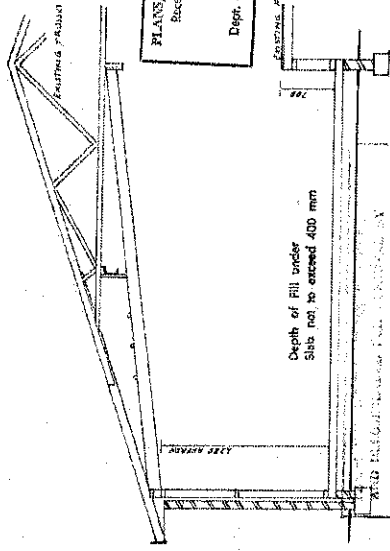
2x10mm BRACKS @ 1-1 CTRS

100x25 DRESSED JOISTS WITH 15x75 & 75x50 POSTS @ 1-1 CTRS

↑ 1m ↓

S112

PLANS FILE NO. 276337
 Received Building Section
 19 SEP 1980
 Dept. of the Capital Territory



FOOTINGS TO BE TAKEN
 DOWN TO SOLID GROUND

Depth of fill under
 Sills not to exceed 400 mm

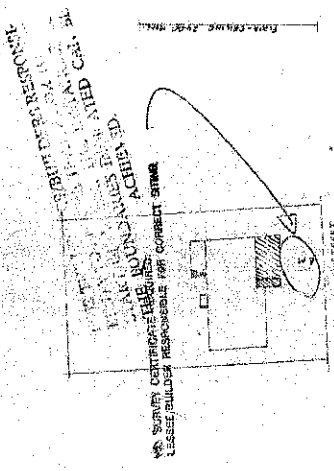
SECTION FOR WATER SUPPLY AND SEWERAGE
 1/17
 2/17
 2/19/1980
 SENIOR ELECTRICAL ENGINEER
 SENIOR STRUCTURAL ENGINEER
 SENIOR MECHANICAL ENGINEER

CONSTRUCTION MUST COMPLY
 WITH A.S. 1044-1979
 TIMBER FRAMING CODE
 AND RELEVANT SUPPLEMENTS

SCALE
 1:100
 1:50
 1:200

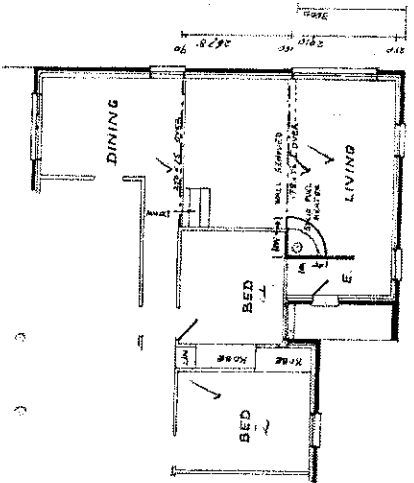
ADD: 178.75 M'S CHANNEL WHERE WALL REQUIRED, SUPPLEMENTED BY 75 MM X 100 M'S BRACKETING
 FINISH: 178.75 M'S CHANNEL BEAM WITH 175 X 50 M'S BRACKETING AT 900 MM
 75 X 100 M'S BRACKETING OVER (GOOD JOINTS WITH 175 X 50 M'S BRACKETING)

Structural Engineer: To be installed in accordance with Code of Practice for Steel Structures
 20/10/1980

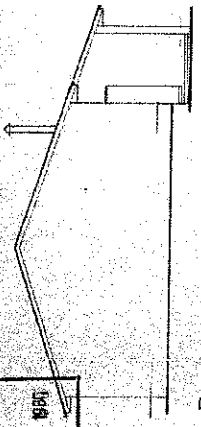


Site plan
 TRAINING CENTRE, 800 JINJAL
 SUBDIVISION OF 100 ACRES
 16 OCT 1980
 DEPARTMENT OF CONSTRUCTION
 TERRITORY OF AUSTRALIA

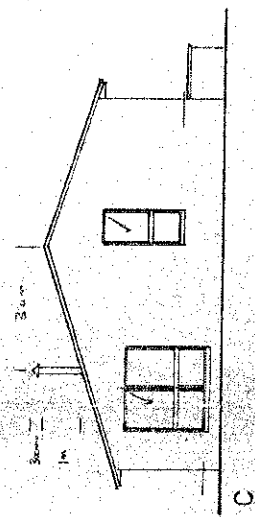
APPROVED FOR CONSTRUCTION BY THE HOLDER
 OF A CLASS 'C' LICENSE
 CLASS OF OCCUPANCE: RESIDENCE 1
 OUTBUILDINGS X
 20 OCT 1980
 DEPUTY BUILDING CONTROLLER



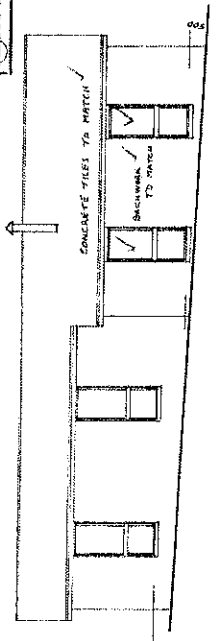
Plan



B



C



A

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

APPROVED BY IF APPLICABLE



CANBERRA ROOF TRUSSES Pty. Ltd.

MANUFACTURERS OF TIMBER ROOF TRUSSES

P.O. BOX 299, FYSHWICK, A.C.T. 2609 179 GLADSTONE ST., FYSHWICK, A.C.T. 2609 Telephone: 80 5955

AS/MNH

Department of the Capital Territory,
Building Section,
North Building,
London Cir.,
CANBERRA CITY...A.C.T.

PLANS/FILE No. 27633/F

Received Building Section

28 OCT 1980

Dept. of the Capital Territory

S1/2

28th October, 1980

REF :- BLOCK 16, SECTION 53, DUFFY.

Dear Sir,

Rafters over Living room to be 190 x 40 F.11 Hardwood, at 900 \varnothing in accordance with SAA Light Timber Framing code, supplement No.20, and strutted to Steel Beam with 100x100 timber strut. Bolt Rafters to existing Roof Truss with two)2) 10mm Bolts as shown.

Yours faithfully,

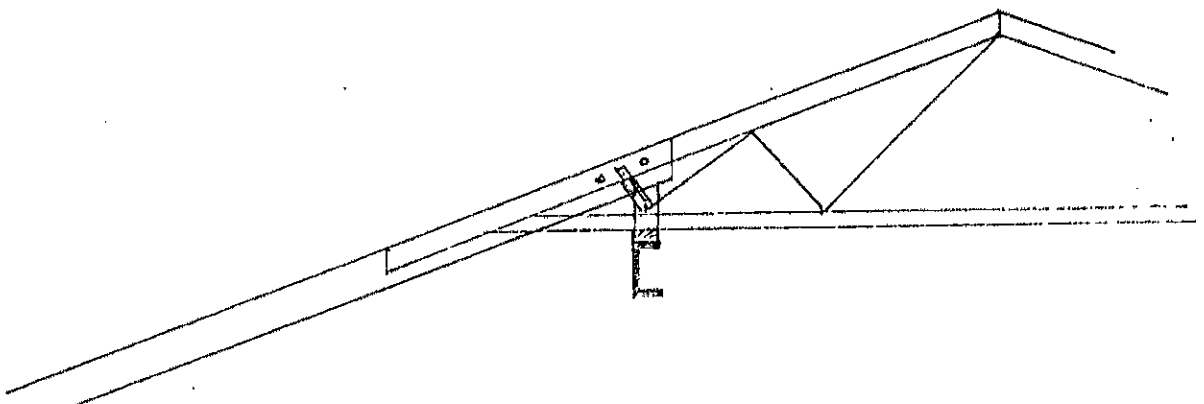
ALFONS STUETZ,
MANAGER,
CANBERRA ROOF TRUSSES PTY. LTD.

APPROVED FOR CONSTRUCTION BY THE HOLDER
OF A CLASS "e" LICENCE.

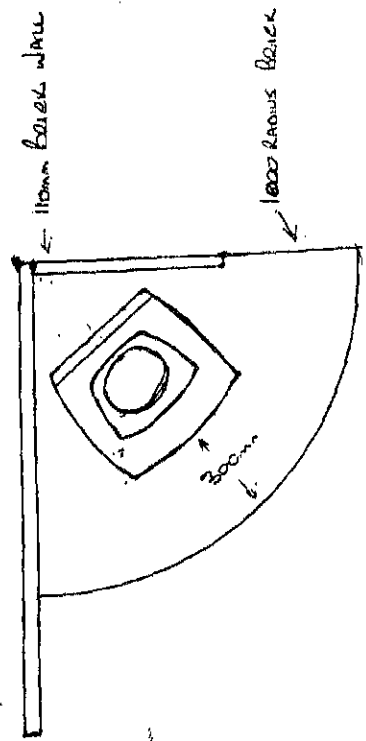
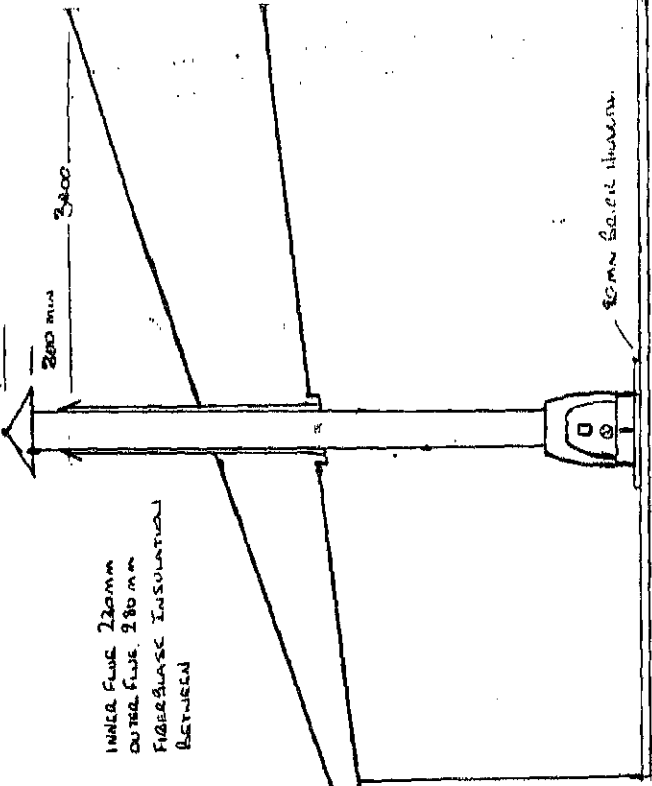
CLASS OF OCCUPANCY: RESIDENCE I

OUTBUILDINGS X

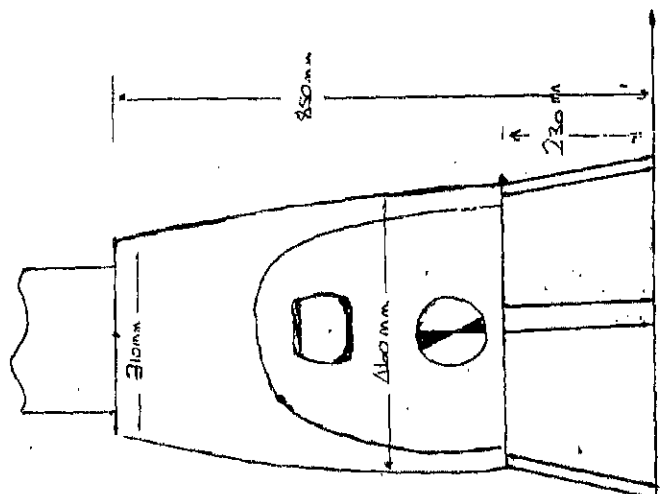
G. Chamber 29 OCT 1980
DEPUTY BUILDING CONTROLLER



PLANS/FILE No. *94-201*
 Received Building Section
 19 SEP 1980
 Dept. of the Capital Territory

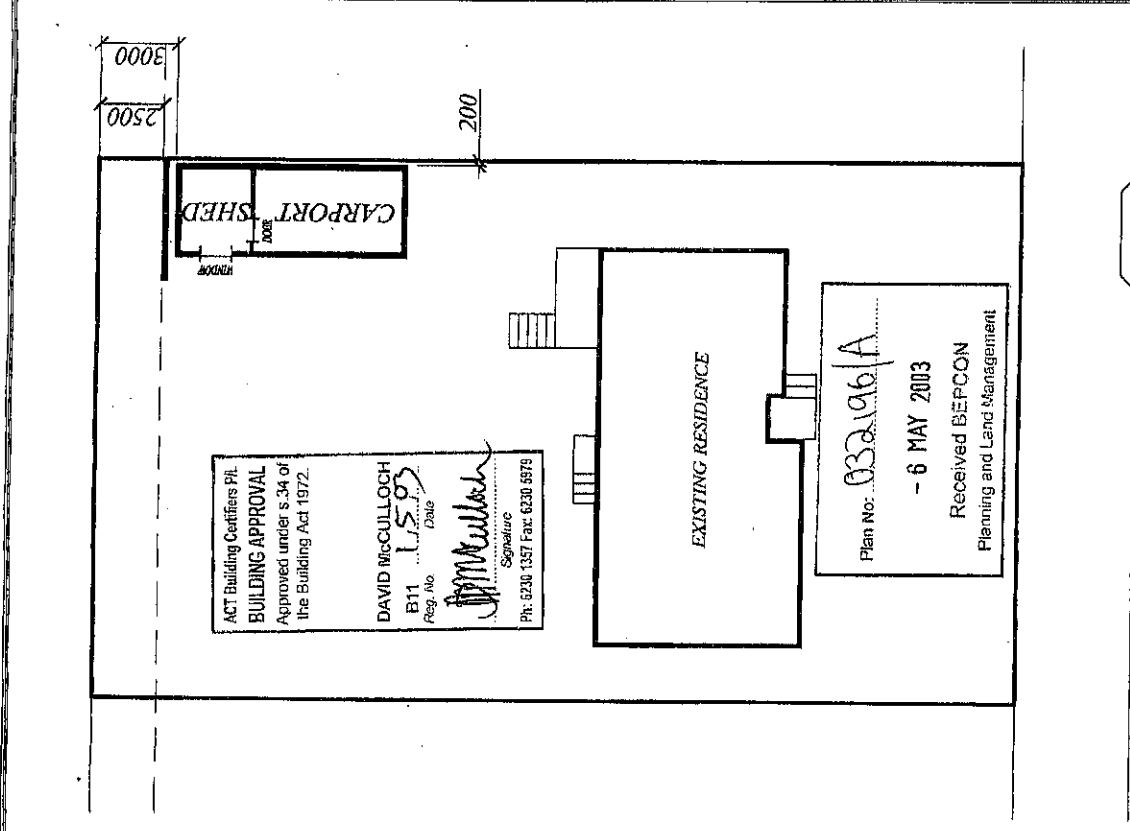


APPROVED FOR CONSTRUCTION BY THE HOLDER
 OF A CLASS " " LICENCE
 CLASS OF OCCUPANCY: RESIDENCE I
 OUTBUILDINGS X
[Signature]
 DEPUTY BUILDING CONTROLLER
 29 OCT 1980



INSTALLATION TO COMPLY
 WITH PART 25 OF THE BUILDING MANUAL ACT.

DETAILS OF CAST IRON STONE
 TO BE INSTALLED AT
 39 JEMALONG ST DUFFY
 MODEL COMAI AS SUPPLIED BY
 POREN ABENKINS, LYALL ST FISHERS



ACT Building Certifiers Pty.
BUILDING APPROVAL
 Approved under s.34 of
 the Building Act 1972.

DAVID McCULLOUGH
 B11
 Reg. No. 1593
 Date
 Signature
 PH: 6230 1357 Fax: 6230 5979

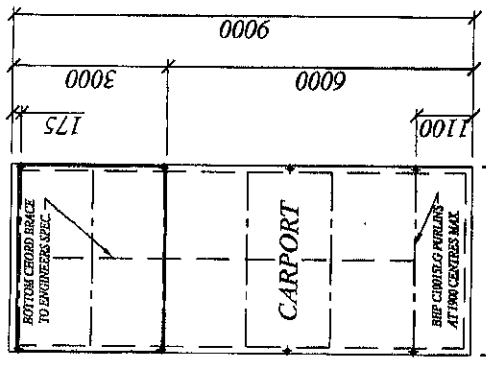
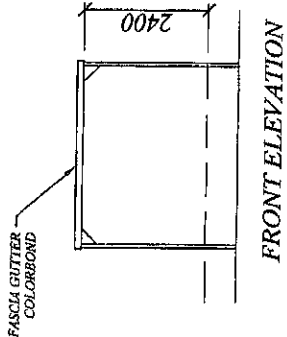
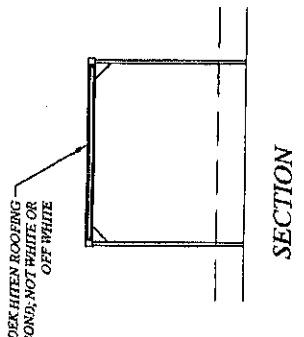
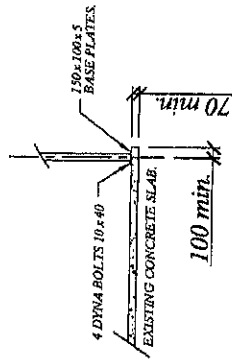
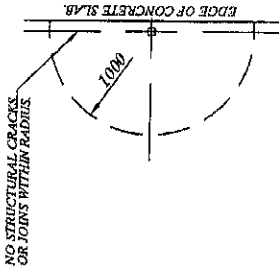
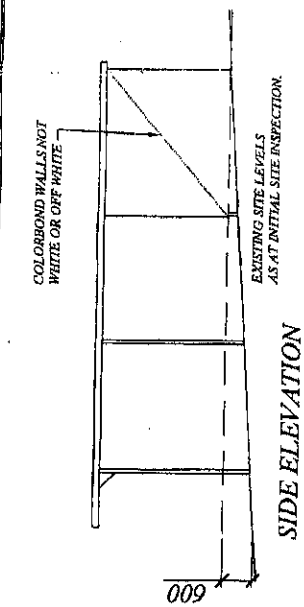
Plan No: 0321961A
 - 6 MAY 2003
 Received BEPCON
 Planning and Land Management

EXISTING RESIDENCE

CARPORT SHED

39 JEMALONG STREET

SITE PLAN.



NOTE:

FOR ALL STRUCTURAL DETAILS
 SEE ENGINEERS SPECIFICATIONS.
 UNLESS OTHERWISE SPECIFIED
 NO SIGNIFICANT TREES ARE AFFECTED.

CARPORT & SHED FOR: W. WILLIAMSON W.R. ENGINEERING PTY. LTD. 10-14 ISA ST Fyshwick. PO BOX 12 Fyshwick 2609.	JOB AT: BLOCK: 16 SECTION: 53 SUBURB: DUFFY	SCALE: 1:100 1:200 DATE: MARCH 2003 DRAWN: D. CARMICHAEL
	Phone: (02) 62605966 Fax: (02) 62391147 info@wrengineering.com.au www.wrengineering.com.au	

THIS CARPORT COMPLIES WITH PERFORMANCE REQUIREMENT P2.3.1 PARTS a) & b) OF THE AUSTRALIAN BUILDING CODE.

STRUCTURAL GUTTER WITH 40 x 40 x 2.5 ANGLE BACKING FULL LENGTH EACH SIDE. FIX SHEETING TO GUTTER LIP AT 200 CENTRES

30 x 30 x 2.5 ANGLE KNEE BRACE AT ALL END POSTS AND AT EVERY INTERMEDIATE TIMBER POST. SEE TABLE FOR INTERMEDIATE STEEL POSTS.

ROOF FALL MIN 1 IN 60

BEAMS AT 1900 CENTRES MAX., EXCEPT FIRST ROW FRONT & REAR REDUCE TO 1300 CENTRES MAX.

POSTS. SEE TABLE FOR SPACINGS

SIDE VIEW

SEE GW112 IF HEIGHT EXCEEDS 2700

SPAN - SEE TABLE FOR BEAM SIZE

25 x 25 x 1.6 RHS BRACE SEE TABLE FOR NUMBER

30 x 30 x 2.5 ANGLE KNEE BRACE AT EVERY MATCHING BEAM & POST

100 x 100 F7 POST

STEEL OR TIMBER POST OPTIONAL SEE COVER SHEET EXCEPT DO NOT USE TIMBER FOR SPANS OVER 6000

2-M10 BOLTS

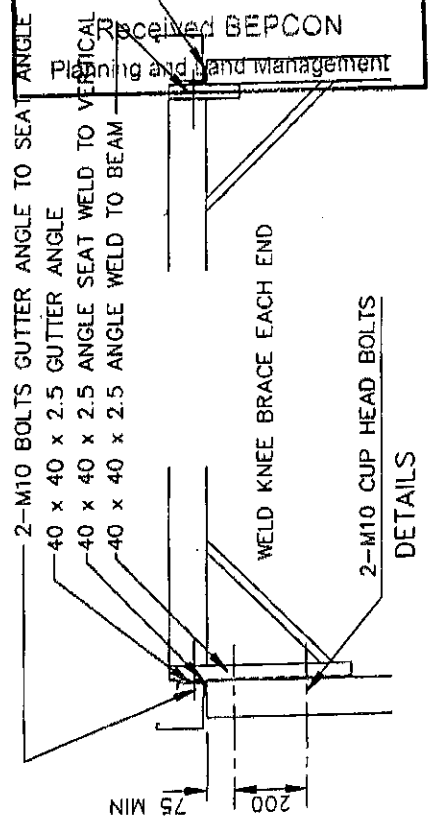
SPAN	4200	5500	6500	8000	9500
BEAM	C10015	C15015	C15015	C20015	C25019
RHS BRACE	1 AT MID SPAN	1 AT MID SPAN	2 AT THIRD POINTS	2 AT THIRD POINTS	3 AT QUARTER POINTS
OVERHANG	1300	1300	1100	1100	1100
POST SPACING	3800	3800	2850	2850	1900
FOOTING SIZE	200 SQ x 400	200 SQ x 450	200 SQ x 475	200 SQ x 550	200 SQ x 600
SIDE-VIEW KNEE BRACES TO INTERMEDIATE STEEL POSTS					
TO 2700 HIGH	EVERY 3rd	EVERY 3rd	EVERY 3rd	EVERY 2nd	EVERY POST
TO 3200 HIGH	EVERY 3rd	EVERY 2nd	EVERY 2nd	EVERY POST	EVERY POST

TYPICAL SECTION

NOTES

1. CONSTRUCTION AND STORMWATER REQUIREMENT SHALL BE TO THE BUILDING CODE OF AUSTRALIA
2. EXCEPT DEPTH MAY BE TAKEN THE SPECIFIED FULL DEPTH INTO NATURAL GROUND. CONSTRUCTION. MAINTAIN 50 mm CONCRETE COVER TO STEEL FOOTING HOLES MUST HAVE VERTICAL SIDES AND SQUARE CORNERS
3. ROOFING SHALL BE TRIMDEK HI-TEN OR EQUAL FASTENED TO THE MANUFACTURER'S RECOMMENDATIONS
4. DESIGN LOADS ARE TO AS1170 PARTS 1 & 2, TERRAIN CATEGORY 3, 41 m/s, SHELTERED LOCATION (WITHIN & NOT ON THE EDGE OF A BUILT-UP AREA)
5. TABLE APPLIES ONLY TO CARPORTS WITH NOT LESS THAN TWO OPEN SIDES AND A GAP NOT LESS THAN 20% OF THE LENGTH BETWEEN A REAR AND SIDE WALL. REFER TO SHED TABLE DRG GW113 FOR BEAM DETAILS FOR OTHER CARPORTS.
6. DESIGN DEFLECTION 1/180 SPAN OR 40 mm MAXIMUM
7. SITE WORKS, CONCRETE SLAB, PAINTING BY OTHERS UNLESS NOTED OTHERWISE ON COVER SHEET

Plan No: 032196/A
 6 MAY 2003
 TO BE RECEIVED BY PERCON
 Engineering and Management



ACT Accreditation No: 91/12931/A

CERTIFIED: 91/12931/A	BLOCK	SECTION
<i>Ray Franzi</i>	CARPOT	FOR
Ray Franzi CPE, MIE Aust, B Arch.	W R ENGINEERING PTY LTD	12 ISA STREET Fyshwick 2609
RAY FRANZI M.E.AUST. STD (06) 2883789	PH 2805988	SCALE
CONSULTING ENGINEER FAX (06) 2884832	RAY FRANZI PTY. LIMITED	1:100 1:50 1:20
PO BOX 27 DUFFY ACT Aust.Co. 008 541 866	DRG. No.	GW111 A

ALL ANGLES SHALL BE DURAGAL GRADE C350LO OR EQUAL

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

Agreement Number: 3-271016

Invoice Address: 39 Jemalong Street
DUFFY ACT 2611

Property at: 39 Jemalong Street
DUFFY ACT 2611

Date of Inspection: 27th October 2016

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

Date of Agreement: 25th October 2016

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?

NO, read report in full

Was visible evidence of borers of seasoned timbers found?

NO, read report in full

Was evidence of damage caused by wood decay (rot) fungi found?

YES, read report in full

Are further inspections recommended?

YES, 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:
Moderate to 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 () Fences (x) Timber Retaining Walls (x) 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 lounge room extension
Roof void – raked ceiling to lounge room extension
Under deck – low construction

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:

Inside house – furnishings and stored items restrict visual inspection to some areas
Roof void – some areas due to low construction, ductwork and insulation
Subfloor – insulation batts restrict visual inspection to flooring timbers

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:

Inside house
Roof void
Subfloor

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

Visual Timber Pest Inspection to the property when it is vacant

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 FOUR BEDROOM HOUSE CONSTRUCTED OF BRICK VENEER WITH TIMBER FLOORING ON BRICK PIERS AND CONCRETE SLAB TO THE LOUNGE ROOM EXTENSION. THE TILED ROOF HAS BATT AND BLOWN TYPE INSULATION. OTHER STRUCTURES INCLUDE A PERGOLA, DECK, GARDEN SHED AND CARPORT/STORE. THERE ARE ALSO HARDWOOD AND BRICK RETAINING WALLS, TREATED PINE, BRICK AND ROCK GARDEN BORDERS WITH COLORBOND BOUNDARY FENCING.

Was the property furnished at the time of inspection: **YES**

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:

(x) slight () 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

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/
STORE:**

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

**DECK/
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 ends of some exposed rafters and beams

Whilst we are not builders the damage appears to be:

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

GARDEN

SHED:

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:

Not applicable, colorbond fencing

GROUNDS:

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 hardwood retaining walls

Whilst we are not builders the damage appears to be:

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

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 inspection, water leaks were found, in the subfloor coming from shower and toilet drainage.

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: Adequate, apart from shower and toilet.

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? Yes.

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.

There is some moisture on the ground around the front perimeter wall of the subfloor. This is due to the outside ground level being higher than the ground level in the subfloor and allowing water runoff to run into the subfloor, moisture on the ground in the subfloor increases the likelihood of termite attack.

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, Moderate to High.

Subterranean Termite Treatment recommendation: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: Not essential.

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: Mick Ffrench

Contact Number: 02) 6299 9111

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 (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
- 3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 4. DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any 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 2016

NAME OF INSPECTOR

The inspection was carried out by: Michael Ffrench

State Licence Number: 0858

Insurance Accreditation Number: 01578

Dated this 27th Day of October 2016

Signed for and on behalf of Ethical Building and Pest Services



Michael Ffrench



Pacific International Insurance Pty Ltd
ACN: 169 311 193
Locked Bag 3
Cardiff NSW 2285
Telephone: 1300 309 169
Fax: +61 (2) 4954 3660
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 Ethical Building and Pest Services
 ABN 94 164 331 346

Address: 4 Elaroo Place
 JERRABOMBERRA NSW

PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd	
Policy Number:	AUS-16-10935	
Period of Insurance Cover:	14 October 2016 To 14 October 2017	
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.

Business Activities and/or Extensions covered under this policy:

Other Building Inspections/Consultancy Work - AS4349.0-2007	Termite Management - AS3660-2000
(PPI) Timber Pest Inspections - AS4349.3-2010	(PPI) Residential Building Inspections - AS4349.1-2007
Urban Pest Control	

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.

Wednesday, 12 October 2016