

## PROPERTY INSPECTION COVER SHEET

Property Address – 6 Danvers Place, Richardson.

Prepared for - Defence Housing Australia

Nominated Officer - Amy Vickers

Good afternoon Amy

The property inspections requested for the above address have now been finalised.  
Below is a summary of the report findings.

### Summary Only

### MAJOR DEFECTS

1.1 Bathroom shower wall – tiles drummy in some areas – bottom row of shower wall tiles missing. Major water ingress to bottom plate and wall studs – urgent repair/renovation required. Suggest not using shower until fixed. Page - 13

### OTHER DEFECTS

Kitchen/Family area – damage to vinyl at dishwasher area. Sink breach is loose. Bottom cupboards require minor maintenance. Water hammer evident to kitchen taps Page – 10

Lounge/Dining area – suggest maintenance to feature doors at front entrance area – page - 10

Bedroom 1 – suggest maintenance to robe door furniture – Page 11

Ensuite – Poor ventilation to ensuite – mould present to ceiling and walls.

Suggest re-seal at wall and floor junction. The vanity, door jamb and architrave have been affected by moisture. – Page 11

Bedrooms 2 and 3 – suggest maintenance to robe door furniture- Page 12

Bathroom – drummy and cracked wall and floor tiles in bathroom and shower (See major defects). Vanity cupboards water damage and mould is present – Page – 13

Toilet – Floor tiles drummy. Suggest re-seal at wall and floor junction – Page 13

Laundry – Floor tiles cracked and drummy. Suggest door maintenance to rear exit door furniture. Suggest re-seal at wall and floor junction - Page 14

Timber pergola at rear – requires maintenance/replacement to Batons, Rafters and Beams - Page 15

Exterior – concrete driveway common cracking located. Window sills require typical maintenance – Page 16

### Please Note

- 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.



STANDARD BUILDING INSPECTION REPORT  
PEST INSPECTION REPORT  
COMPLIANCE REPORT  
ENERGY EFFICIENCY RATING

OF

6 Danvers Place  
RICHARDSON ACT, 2905

FOR

Defence Housing Australia

PREPARED BY:

Erwin Monahan  
Building Consultant

Our Ref: 15503

Date: 2/09/2011

BUILDING PEST & COMPLIANCE  
INSPECTION SERVICE  
ENERGY EFFICIENCY RATINGS



## TAX INVOICE

Date	02 Sep 2011
Invoice Number	15503
Customer	Defence Housing Australia
Building Inspection Reports for	6 Danvers Place, RICHARDSON, ACT, 2905
	Sub Total \$736.34
	GST for Invoice \$81.82
	Total for Invoice \$818.16

\* The EER is complimentary in the Full 4 in 1 Report Package

Unit 9 Corner of Scollay Street and Reed Street North, Greenway ACT 2900  
PO Box 1547 Tuggeranong ACT 2901

ACTNOW PRE-PURCHASE BUILDING PEST & COMPLIANCE INSPECTIONS PTY LTD

ABN 23 091 623 307

Phone: 6166 9700  
Fax: 6166 9799  
web:  
actnowinspect.com.au



## BUILDING REPORT

Please read carefully. All Building Inspection Reports are provided subject to the terms and conditions contained in this report. The Notes and Conditions (on page 18) qualify this Report.

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## CONCLUSION

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Prepared For	Defence Housing Australia
Reference Number	15503
Property Address	6 Danvers Place, RICHARDSON, ACT, 2905
Wall Construction	Brick Veneer Walls
Internal Wall Construction	Timber Framed Walls
Floor Construction	Concrete Slab on Ground
Roof Covering	Concrete Roof Tiles
Accredited Inspector	Matthew Smith

This is a visual inspection only limited to the areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection.

This report was prepared in accordance with AS 4349.1-2007, AS 4349.3 and is issued subject to our standard terms and conditions. The terms and conditions qualify this report.

Yours faithfully



Erwin Monahan  
Manager

## COMPLIANCE CERTIFICATE

6 Danvers Place

RICHARDSON

ACT 2905

SECTION: 416 BLOCK: 8 RICHARDSON

This is a pre-purchase compliance report with regard to approval of any alterations to the property as requested. The building file was retrieved from ACT Building, Electrical and Plumbing Control Office (ACTPLA). The documents are passed on to yourselves together with the report as follows.

The following Certificates of Occupancy were provided and are attached.

BUILDING WORKS	CERTIFICATE	DATE	APPROVED PLANS
Brick veneer residence	23143	06 Oct 1982	57799
Metal garage	31275	16 Nov 1983	57799/A
Fireplace	57992	20 Aug 1987	57799/B
Carport	Certificate not numbered	16 Jun 1995	57799/C

The following documents are enclosed

- Residential Conveyancing Enquiry
- Building File Index
- Survey Plan / Certificate
- Drainage Plan
- Certificates as listed above
- Plans as listed above

There are no unapproved structures that require approval.

## **CIVIL LAW (SALE OF RESIDENTIAL PROPERTY) REGULATIONS 2004**

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Within 7 days, notification of the preparation of this report will be given to the ACT government for inclusion in a public register and will include; the street address of the property, the inspection date noted here in, the name of the person preparing the report and the company name, registration and contact details. Under these regulations no reliance may be placed in the report for any contract entered into more than 180 days after the date of inspection.

The Civil Law Act (Sales of Residential Property) excludes reporting on items of a cosmetic or minor maintenance nature. Cosmetic or minor maintenance matters noted in the report are for information only and ACTNOW PTY LTD shall not be held responsible for the accuracy of these matters, or the omission of any other cosmetic or minor maintenance matters within the property. Individual cosmetic or minor maintenance items may be noted in the report as a general comment applicable to the whole property.

AS47349.1 – Inspection of Buildings excludes reporting of the following items; Footings Concealed damp-proof course, Electrical Installations, Smoke Detectors and Residual Current Devices, Plumbing, Drainage, Gas-fitting, Air-conditioning, Garage door Opening Mechanisms, Swimming Pools and Associated Pool Equipment, The Operation of Fireplaces and Chimneys, Alarm Systems, Intercom Systems, Soft Floor Coverings including Carpet and Lino, Appliances including Dishwasher, Sinkers, Ovens, Ducted Vacuum System, Paint Coatings, Hazards. ACTNOW PTY LTD as a matter of service to clients endeavour to comment on such items, but shall not be held responsible for the accuracy of reporting on such items or the omission of reporting on such items.

A copy of this report may only be passed on to a person who has entered into a contract to buy the property upon payment of a reasonable charge or payment to the person who has prepared the report.

Reliance can only be placed upon this report under the circumstances set out in the "Clarifications, Disclaimers and Civil Law (Sale of Residential Property) Regulations 2004 part of the report.



## SCOPE AND TERMINOLOGY OF THE REPORT

### SCOPE OF THE REPORT:

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

This is a visual inspection only limited to the areas and sections of the property fully accessible and visible to the Inspector on the date of inspection.

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

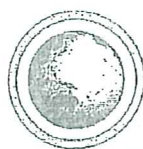
**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

### TERMINOLOGY:

The Definitions of the Terms (Good), (Reasonable) & (Poor) below apply to DEFECTS associated with individual items or specific areas:

#### Definitions:

Good/Good condition	The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection
Reasonable/Very Functional	The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or maintenance
Poor	The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship



**PACIFIC  
INTERNATIONAL**

Pacific International Insurance Limited  
PO Box 19 - 410 Avondale  
Auckland, NEW ZEALAND  
Telephone: (64 9) 820 3433  
Fax: (64 9) 820 3434  
Email: insurance@pacificintins.com

## CERTIFICATE OF CURRENCY

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

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

Primary Insured: ACTNOW Pre Purchase/Sale Building Pest and Compliance Inspections Pty Ltd

Unit 9 Reed St North & Scollay Street  
GREENWAY ACT

### PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Limited	
Policy Number:	AUS-11-6592	
Period of Insurance Cover:	16 January 2011 to 16 January 2012	
Limit of General & Public Liability:	\$5,000,000	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.

### Extra Cover for secondary Insured Contracts:

Limit of Extra Professional Indemnity:	Extra \$1,500,000 Professional Indemnity Cover making a total of \$2,000,000 cover in the aggregate and \$1,000,000 any one claim during the period of insurance.
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Secondary Insured:	Defence Housing Australia 26 Mort Street BRADDON ACT 2612
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Business Activity:	Building & Pest Inspections, Energy Ratings, Compliance, Handover Inspections
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Address of Contract:	Various Locations in ACT and NSW
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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.

Friday, 14 January 2011



## REGIONAL OBSERVATIONS

In accord with AS4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect.

**Acceptance Criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. The following tables provide a detailed breakdown of the areas we have inspected in the property

Details of the Inspection	
Date of the Inspection	24 <sup>th</sup> of August 2011.
Time of the Inspection	7.30am
Weather conditions at the time of Inspection	Frosty
Recent weather conditions	Dry
Building tenancy	Occupied
The scope of the inspection was to cover	The Building and the property within 30 meters of the building subject to inspection
The areas inspected were	The Building Interior, The Building Exterior, The Roof Void Space, The Roof Exterior, The Site,
The areas NOT accessible for any inspection were	No limitations
Building furnished	Yes

Front Entrance Area	
Ceiling	Structurally sound
Cornice	Good condition
Walls	Structurally sound
Floor	Carpet
Front Door & Door furniture	Reasonable
Window	Good
Architraves	Good
Skirting	Good



Kitchen/Family Area	
Ceiling	Structurally sound
Cornice	Good condition
Walls	Structurally sound
Kitchen Floor	Vinyl – damaged at dishwasher area
Family floor	Vinyl
Sink	Good condition – sink breach loose
Taps	Water hammer evident when operated - This is caused by kinetic energy of the water moving in the pipes which, when the tap is turned off, abruptly causes the pipes to rattle or bang. Water hammer can usually be reduced or rectified by fitting a water hammer arrester or a pressure limiting valve, as well as checking that all pipes have been securely clipped and supported. Suggest maintenance/service
Splashback	Tiles in reasonable condition
Bench top	Dated but functional
Top cupboards	Dated but functional
Bottom cupboards	Require minor maintenance
Door and door furniture to rear	Glass sliding door - Very Functional
Door to front entrance	Good condition
Door to passageway	Good condition
Door to dining	Good condition
Windows	Good condition
Architraves	Good condition
Skirting	Good condition

Lounge/Dining Area	
Ceiling	Structurally sound, however slight sagging of ceiling lining
Cornice	Good condition
Walls	Structurally sound
Lounge floor	Carpet
Dining floor	Carpet
Feature doors to front entrance area	Suggest maintenance to door furniture
Windows	Good
Architraves	Good
Skirting	Good

Passageway to bedrooms	
Ceiling	Structurally sound
Cornice	Good condition
Walls	Structurally sound
Floor	Carpet
Architraves	Good
Skirting	Good

Bedroom One	
Ceiling	Structurally sound
Cornice	Good
Walls	Structurally sound
Floor	Carpet
Door & Door Furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Suggest maintenance to door furniture

Ensuite	
Ceiling	Structurally sound – mould evident to walls and ceiling, poor ventilation evident
Cornice	Good
Walls	Structurally sound
Shower wall tiles	Reasonable Suggest minor re-grout
Shower floor	Suggest re-seal at wall and floor junction Tiles in reasonable condition
Shower screen	Good
Ensuite floor	Tiles in reasonable condition
Basin	Reasonable
Taps	Water hammer evident when operated
Vanity cupboard	The vanity has been affected by moisture
Pan and cistern	Appears serviceable
Door & Door furniture	Reasonable
Window	Good
Architraves	The door jamb and architrave have been affected by moisture - This may be due to moisture transfer from the adjacent shower recess. It is essential that further investigation and appropriate repair work be undertaken as no action can cause a considerable amount of damage to surrounding areas, such as wall and floor timber, floor covering and skirting boards in adjoining rooms etc. Moisture is also highly conducive to timber pest (subterranean termite) attack.
Skirting tiles	Reasonable

Bedroom Two	
Location	Adjacent Bathroom
Ceiling	Structurally sound
Walls	Structurally sound
Cornice	Good
Floor	Carpet
Door & Door Furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Suggest maintenance to door furniture

Bedroom Three	
Location	Adjacent Bedroom 1
Cornice	Good
Ceiling	Structurally sound
Walls	Structurally sound
Floor	Carpet
Door & Door furniture	Good
Window	Good
Architraves	Good
Skirting	Good
Robe	Suggest maintenance to door furniture

Bedroom Four	
Location	Adjacent Front Entry
Cornice	Good
Ceiling	Structurally sound
Walls	Structurally sound
Floor	Carpet
Door & Door furniture	Good
Window	Good
Architraves	Good
Skirting	Good



Main Bathroom	
Ceiling	Structurally sound
Cornice	Reasonable
Walls	Structurally sound however minor cracks in lining joints
Wall tiles	Drummy in some areas Cracked tiles
Shower wall tiles	Drummy in some areas – bottom row of shower wall tiles missing. Major water ingress to bottom plate and wall studs – urgent repair/renovation required. Suggest not using shower until fixed
Shower floor	Drummy in some areas Cracked tiles
Shower screen	Reasonable
Bathroom floor	Drummy in some areas
Floor Waste	Note - a water test on the floor has not been carried out to determine correct falls to the floor waste
Basin	Reasonable
Taps	Water hammer evident when operated
Vanity cupboards	Water damaged and mould evident
Bath	Reasonable
Door and door furniture	Good
Window	Good
Architraves	Good

Toilet	
Ceiling	Structurally sound
Cornice	Good
Walls	Structurally sound
Floor	Drummy in some areas
Door and door furniture	Reasonable
Window	Good
Pan and Cistern	Typical maintenance is recommended
Architraves	Good
Skirting	Suggest re-seal at wall and floor junction

Laundry	
Ceiling	Structurally sound
Cornice	Good
Walls	Structurally sound
Floor	Drummy in some areas Cracked tiles
Floor Waste	Note - a water test on the floor has not been carried out to determine correct falls to the floor waste
Tub	Dated but functional
Splashback	Cracked tiles
Taps	Water hammer evident when operated
Rear exit door & Door furniture	Door damaged suggest maintenance
Door and door furniture	Reasonable
Window	Good
Architraves	Reasonable
Skirting	Suggest re-seal at wall and floor junction

Roof Void Space	
Roof structure	Hardwood truss roof - Good
Insulation	Thermal insulated ceiling - approx. 200mm thick
Reflective foil	Sarking / foil insulation not installed, not unusual in the ACT
Full inspection was limited by	Insulation, Crawl space,
Note	Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow bodily access. This allows only a limited visual inspection from a distance to be carried out. Insulation is present in the roof cavity. This restricted the inspection of some roofing timbers. Removal of the insulation is outside the scope of this report. Damage and or defects may be present and not detected in areas

Timber pergola	
Batons	Maintenance/Replacement required
Rafters	Maintenance/Replacement required
Beams	Maintenance/Replacement required
Columns	Reasonable condition
Under	Pavers
Does the structure exceed 25M2	Yes
Does the structure exceed 3 meters in height	No
Does the structure exceed the gutter line of the house	No
Are there any structural members spanning over 4 meters	No
Overall Condition	Typical maintenance is required

Second Pergola	
Batons	Good condition
Rafters	Good condition
Beams	Good condition
Columns	Good condition
Does the structure exceed 25M2	No
Does the structure exceed 3 meters in height	No
Does the structure exceed the gutter line of the house	No
Are there any structural members spanning over 4 meters	No
Overall Condition	The structure is in good condition

Garage	
Entrance doors	Roller doors - Good
Walls	Structurally sound
Ceiling	Exposed trusses - structurally sound
Concrete floor	Good
Side entrance door	Good
Metal structure with concrete under	Good
Window	Good
Inspection limited by	Storage of items,



Carport	
Metal structure	The structure is in good condition
Concrete under	Good condition
Roofing	Metal deck roofing in good condition
Does the carport exceed 25M2	Yes
Does the carport exceed 3 meters in height	No
Does the structure exceed the gutter line of the house	No
Are there any structural members spanning over 4 meters	Yes

Exterior
<ul style="list-style-type: none"> <li>Concrete driveway - Common cracking located</li> <li>Front garden is neat and tidy complimenting the house</li> <li>Rear garden is neat and tidy complimenting the house</li> <li>Timber fencing is weathered but will last</li> <li>Colorbond fencing - Good</li> <li>Garden shed is in reasonable condition</li> <li>Window sills require typical maintenance</li> </ul>

Roof Exterior	
Roof Covering	Tiles in reasonable condition There are several tiles with chipped corners - suggest repair with plumber sealant
Ridges	Good condition
Gutters	Holding water in some areas Typical maintenance is recommended
Downpipes	Poor condition, maintenance is recommended
Eaves	Appear serviceable
Facia	There is wood decay located at facia junctions - suggest maintenance Typical maintenance is recommended
Bargeboard	Typical maintenance is recommended There is separation at bargeboard and facia junctions
Inspection was limited by	The inspection was limited by weather conditions - viewed from ladder only
Note	This is an opinion of the general quality and condition of the roofing material on the day of inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall.



Electrical and Plumbing	
Electrical	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.
Plumbing	All plumbing needs to be inspected and reported on by a plumber. Its recommended that a licensed plumber be consulted for further advice.

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

Brickwork	
No cracking evident on day of inspection	

Inspectors opinion of the Overall Condition of the Building	
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.

Conditions conducive to timber pest attack	
Signs of possible shower leak	This may be due to moisture transfer from the adjacent shower recess. It is essential that further investigation and appropriate repair work be undertaken as no action can cause a considerable amount of damage to surrounding areas, such as wall and floor timber, floor covering and skirting boards in adjoining rooms etc. Moisture is also highly conducive to timber pest (subterranean termite) attack.

Fungal Decay Caused By Decay Fungi (Wood Rot)	
Barge boards	Moderate to extensive damage was visible
Facia boards	Moderate to extensive damage was visible

## IMPORTANT INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THE INSPECTION AND THIS REPORT

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

### Definitions

ABOVE AVERAGE	The overall condition is above that consistent with dwellings of approximately the same age and construction.  Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building 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.

### 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, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report.

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



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

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

**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.

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.)

**CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

**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 building 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."

**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.

**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.

**CONDITIONS :-** This standard property report is conditional upon or conditional in relation to –

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of 'expertise' of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

## IMPORTANT DISCLAIMER

(a) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement





Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 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.

(b) 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:

This Report must include: -

the Inspection Date; and

the date the Report was prepared; and

the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report..

The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -

the fact that this Report has been prepared; and

the street address of the property inspected; and

the Inspection Date stated in this Report; and

the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and

the name of the Timber Pest Inspector who carried out the inspection.

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

the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and

the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and

the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and

the Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and

the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

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



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 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.

**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.

**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).

#### **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.





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

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.

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.

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.

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;

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

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





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.

## VISUAL TIMBER PEST INSPECTION & REPORT IN ACCORD WITH AS 4349.3 ACT ONLY

Reference Number      15503  
Inspection Date      25/08/2011 7:30:00 AM  
Report Prepared Date      02 Sep 2011

### 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?      No, read report in its entirety.

#### TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found?      No, read report in its entirety.  
Was visible evidence of subterranean termite workings or damage found?      No, read report in its entirety.  
Was visible evidence of borers of seasoned timbers found?      No, read report in its entirety.  
Was evidence of damage caused by wood decay (rot) fungi found?      Yes, read report in its entirety.

For complete and accurate information please refer to the attached complete Visual Timber Pest Report



## 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.

**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.

**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.

**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.

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



**MOULD:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**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).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Subject to 7 (a) below, any third party acting or relying on this Report, in whole or in part, does so at their own risk.

(b) 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: This Report must include: - the Inspection Date; and the date the Report was prepared; and the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: - the fact that this Report has been prepared; and the street address of the property inspected; and the Inspection Date stated in this Report; and the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and the name of the Timber Pest Inspector who carried out the inspection. As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are; the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and the Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

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

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.

**COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.



## VISUAL TIMBER PEST REPORT

**1.1 Areas Inspected:** Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

**1.2 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.

**1.3 Other Area(s) to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the Reason(s) why include:**

- Ducting, crawl space, insulation, mechanical units and the like.
- 1.5 metres around the inside of the perimeter of the roof void , from the eave inwards due to the height between the ceiling joists and rafters
- Roof void in saddled areas (valleys)

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

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

- Interior: Timbers in cupboards and built in robes were concealed by clothing, personal items and other stored household items and Furniture, appliances, and carpet can obstruct the full visual inspection of the floor and walls
- Exterior: A full inspection of the exterior and perimeter foundation footings of the dwelling can be obstructed by garden beds and patios
- Fences/Retaining walls/Boundary Fences: where garden vegetation obstructs a full inspection
- Garage: Tools and storage items can obstruct a full visual inspection inside the garage
- Roof Void space: The presence of insulating materials can render a comprehensive inspection of the area, whereby the ceiling joists, bottom cords, top plate and other ceiling timbers are not able to be inspected. A full inspection was limited by insulation and crawl space.

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

**1.5 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:** where there is no access to subfloor and the like.

**1.6 Was the property furnished at the time of inspection? Yes.**

Where a property is furnished at the time of the inspection then you must understand that 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.

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## 2. SUBTERRANEAN TERMITES:

2.1 Were active termites (live insects) present at the time of the inspection: None found at the time of the inspection.

If the answer was "none found at the time of the inspection" then the following termite description is not applicable. Go to 2.2.

If the answer was "yes" then the termites are believed to be *(not applicable as none found)* at the time of the inspection. The termites have the potential to cause *(not applicable as none found)* damage to structural and decorative timbers and were located mainly in, but not necessarily limited to, the following areas:

2.2 A termite nest was not located in the following location(s): *(not applicable as none found)*

2.3 Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to: *(not applicable as none found)*.

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

2.4 Was any evidence of timber damage visible? No.

### VERY IMPORTANT:

2.5 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 to reduce the risk of further attack.



2.6 General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. 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.

2.7 No evidence of a possible previous termite treatment.

**WARNING:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

2.8 Was durable notice found during the inspection? No

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.

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### 3. BORERS OF SEASONED TIMBER

3.1 *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.

3.2 *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.

3.3 Was visible evidence of borers found? *No evidence located. No damage was found at the time of inspection*

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

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

**3.5 Borer recommendations:** 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.

## 4. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

**4.1** Was evidence of wood decay fungi (wood rot) found? Yes

Fungal Decay Caused By Decay Fungi (Wood Rot)	
Barge boards	Moderate to extensive damage was visible
Facia boards	Moderate to extensive damage was visible

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

## 5. CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

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

At the time of the inspection Yes shower base:

Conditions conducive to timber pest attack	
Signs of possible shower leak	This may be due to moisture transfer from the adjacent shower recess. It is essential that further investigation and appropriate repair work be undertaken as no action can cause a considerable amount of damage to surrounding areas, such as wall and floor timber, floor covering and skirting boards in adjoining rooms etc. Moisture is also highly conducive to timber pest (subterranean termite) attack.

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.

**5.2 Moisture:** At the time of the inspection The moisture levels were normal

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

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



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

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

**5.4 Hot water services and air conditioning units** which release water alongside or near to building walls should be piped to a drain (if not possible then several 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? No, no leaks found at time of inspection.

**5.5 Ventilation:** Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however, the ventilation appears to be generally . Where ventilation is considered inadequate a builder or other expert should be consulted.

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

Does the slab edge inspection zone fully comply? .

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

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

Were the weep holes clear allowing the free flow of air? .

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

We claim no expertise in building. However, in our opinion the termite shields appear to be .

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

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

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

5.10 Comments on other Conducive Conditions:

- Remove timber debris, untreated garden timbers and foliage from the house. Ensure all stored timbers are above ground.
- We recommend that the vegetation from around the boundary fence is removed so that it does not allow for concealed termites to attack the boundary
- We recommend that the vegetation from around the perimeter of the building be removed so that it does not allow for concealed termite entry

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## 6. OVERALL ASSESMENT OF THE PROPERTY:

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

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

6.3 **SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be not essential but 6 to 12 monthly inspections

6.4 **FUTURE INSPECTIONS:** AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized". Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months but not more than 12 months.

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## Important Maintenance Advice regarding Integrated Pest Management 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 termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that *"the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."*

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.

## Reasonable Access

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

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

## A More Invasive Physical Inspection Is Available And Recommended

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



## Concrete Slab 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 every 6 to 12 months.

## Subterranean Termites

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

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

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

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



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

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

### Borers of Seasoned Timbers

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

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

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 also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall 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.



## Notice to the Purchaser (ACT only)

Prior to or on Exchange and prior to the commencement of the 'Cooling-off Period' you were given an inspection Report on the Property you intend purchasing ("the Report"). The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists then it may cost thousands of dollars to repair. It is, therefore, **very strongly recommended** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to exchange or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

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

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

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;

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

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

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.



## FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★ ★ ★ **2.5 STARS**  
**in Climate: 24** **SCORE: -28 POINTS**

<b>Name:</b>	Defence Housing Australia	<b>Ref No:</b>	15503
<b>House Title:</b>	RC 416 008 0 00 000.1RT	<b>Date:</b>	02-09-2011
<b>Address:</b>	6 Danvers Place Richardson		
<b>Reference:</b>	K:\ENERGY RATINGS 2011\RC 416 008 0 00 000		

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

### Appliance Ratings

<b>Heating:</b>	Unknown Heater / Unknown Rating
<b>Cooling:</b>	Unknown Cooling / Unknown Rating
<b>HotWater:</b>	Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-28											
Potential	23											

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

Design options	Additional points	
Change added wall insulation	R 2.5	36
Change curtain to	Heavy Drapes & Pelmet	14

FirstRate Mode

Climate: 24

**RATING SUMMARY for: RC 416 008 0 00 000.1RT, 6 Danvers Place, Richardson**

Assessor's Name: Nathan Smith

Net Conditioned Floor Area: 124.7 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				4	1	4
Surface Area:	0	Insulation:	4			
<b>WALL</b>				-31	0	-31
Surface Area:	-9	Insulation:	-22			
<b>FLOOR</b>				11	0	11
Surface Area:	0	Insulation:	-3			
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				0	0	0
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	19 %			
Exhaust Fans	40 %	Doors	13 %			
Down Lights	0 %	Gaps (around frames)	28 %			
<b>DESIGN FEATURES</b>				0	0	0
Cross Ventilation	0					
<b>ROOF GLAZING</b>				0	0	0
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				-16	-7	-23
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	13	10%	-22	24	-6	-4
SSW	11	9%	-18	2	-1	-18
WNW	1	0%	-1	0	0	-1
<b>Total</b>	<b>24</b>	<b>19%</b>	<b>-42</b>	<b>26</b>	<b>-7</b>	<b>-23</b>

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

The contribution of heavyweight materials to the window score is 0 points

				Winter	Summer	Total
<b>RATING</b>	☆☆☆	<b>SCORE</b>		-32	-5	-28*

\* includes 10 points from Area Adjustment



## Installed House Data

### House Details

ClientName Defence Housing Australia  
 HouseTitle RC 416 008 0 00 000.1RT  
 StreetAddress 6 Danvers Place  
 Suburb Richardson  
 AssessorName Nathan Smith  
 FileCreated 02-09-2011

### Climate Details

State  
 Town Canberra  
 Postcode 2600  
 Zone 24

### Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	104.5m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	3.0m <sup>2</sup>
3	Concrete Slab on ground	No Subfloor	No	No	No	Vinyl	R0.0	29.0m <sup>2</sup>

### Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	47.2m	2.4m

### Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R3.5	136.5m <sup>2</sup>

### Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNE	1.6m	2.4m	No	SG	ALSTD	HD	No	0.5m	0.5m	0.2m
2	NNE	1.4m	1.8m	No	SG	ALSTD	HD	No	0.5m	0.5m	0.2m
3	NNE	1.4m	1.8m	No	SG	ALSTD	HD	No	0.5m	0.5m	0.2m
4	NNE	1.4m	1.8m	No	SG	ALSTD	HD	No	0.5m	0.5m	0.2m
5	NNE	2.1m	0.6m	No	SG	TIMB	NC	No	0.5m	0.5m	0.2m
6	SSW	1.4m	1.8m	No	SG	ALSTD	HD	No	3.5m	3.5m	0.2m
7	SSW	0.9m	0.6m	Yes	SG	ALSTD	NC	No	3.5m	3.5m	0.2m
8	SSW	0.9m	0.6m	Yes	SG	ALSTD	NC	No	3.5m	3.5m	0.2m
9	SSW	0.9m	1.2m	Yes	SG	ALSTD	NC	No	3.5m	3.5m	0.2m
10	SSW	2.1m	1.8m	No	SG	ALSTD	VB	No	3.5m	3.5m	0.2m
11	SSW	1.4m	1.8m	No	SG	ALSTD	HD	No	3.5m	3.5m	0.2m
12	WNW	0.9m	0.6m	No	SG	ALSTD	NC	No	3.5m	3.5m	0.2m

### Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
No shaded windows											

### Zoning Details

Is there Cross Flow Ventilation ? Good

### Air Leakage Details

Location	Suburban
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	No
Area of Heavyweight Mass	0m <sup>2</sup>
Area of Lightweight Mass	0m <sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	2
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		No



**ACT**  
Government

## Building Conveyancing Enquiries and Energy Rating Package Application

57799

### About this form

Use this form to request and pay for an Energy Rating Package or Conveyancing Enquiry for either a Residential or Non Residential ACT property with the ACT Planning and Land Authority.

Items marked with an asterisk (\*) must be completed.

### How to complete this form



- Step 1: Select a request type.
- Step 2: Respond to Professional User question.
- Step 3: Enter the appropriate contact details.
- Step 4: Enter property details.
- Step 5: Request a priority.
- Step 6: For Professional Users, enter the delivery details.
- Step 7: Respond to the Applicant Declaration question.
- Step 8: Click on the 'Pay Now' button to pay the total amount by credit card.

### Steps 1 & 2: Request Type & Professional User

\* Select a request type  

\* Are you a Professional User registered with the ACT Planning and Land Authority? ☒ Yes ☐ No

### Step 3: Professional User Details

\* Professional User ID

Name title


\* Given name

\* Family name

\* Contact phone number

### Step 4: Property Information

* Suburb/District	* Section	* Block	Unit	* Lessee	Applicant's Reference
RICHARDSON	416	8		Black	15503

If you require help with suburb/district, section or block details click this information button. 

\* Address

Suburb

State/Territory

\* Postcode



Location description

#### Additional Property Information

If the residence is a former Government residence without alterations or additions, the building plans may not be available.

\* Is the property an ex Government residence? ☐ Yes ☒ No

#### Additional Documentation

Please click the appropriate box to include any of the following documentation. Additional fees apply

☒ Sanitary Drainage Plan

#### Step 5: Priority

Our aim is to provide a 4 to 5 full working day turnaround period for a standard service. The turnaround time commences from receipt of the request at Mitchell and does not include weekends, public holidays or delivery time by mail or DX for professional users. For high priority requests an additional surcharge is applied and the turnaround period is 24 hours with the same conditions specified above.

\* What is the priority of this request? ☒ Standard ☐ High

#### Step 6: Method of Delivery

\* Please select your preferred delivery method

- ☒ Collect at Mitchell Counter
- ☐ Collect at ACT Government Shopfront
- ☐ DX number
- ☐ By mail to the address provided

#### Step 7: Applicant Declaration

\* As the applicant lodging this request, you are declaring:

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

#### Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances. Unless you have a "Professional User" ID you must present this written proof when you collect the requested information from the Mitchell Counter.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. Section 59A of the ACT Building Act 1972 provides severe penalties for false or misleading statements.

### Step 3: Pay Now

Payment amount \$ 97.80

### Receipt

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

Date and time 24 Aug 2011 12:50:58

Form submission ID 34003920110824123362

Payment receipt number 123612121013

Total amount paid \$ 97.80

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

Environment and  
Sustainable  
Development  
Directorate  
ABN 31 432 729 493

GPO Box 1908  
Canberra ACT 2601  
Telephone: 132281

Any personal information will only be used for the purposes of this transaction, and will be disclosed to the relevant area of the ACT Government and to your financial institution to the extent necessary to achieve that purpose. The details of the transaction will be released to you or your financial institution if this transaction is queried, and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1014

Version: 18

Date: 24 Aug 2011



## Part 2 ESDD to complete

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

1. (a) Is this a government or ex government house?  
No ( ☒ ) Yes ( )  
(b) If yes, is there a building file with approvals on it?  
No ( ) Yes ( )
2. Is there any record of incomplete building work on the building file?  
No ( ☒ ) Yes ( ) File copies attached
3. Are there any records on the building file of current housing indemnity insurance policies for building work?  
No ( ☒ ) Yes ( ) File copies attached
4. Are there any records on the building file showing building applications still being processed?  
No ( ☒ ) Yes ( ) File copies attached
5. Are there any records on the building file of current notices issued over the property?  
No ( ☒ ) Yes ( ) File copies attached

If available, copies of the following documents are provided:

- Certificate of Occupancy ☒
- Survey Certificates ☒
- Approved Building Plans ☒

If requested:

- Drainage Plan(s) ☒

Search Officer Comments (if any)

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

Search Officers Initials: AB

Cost of Application: \$ 97.80

Date Completed: 31 10/2011



# Building File Index

Suburb: Richardson

Section: A16 Block: 8 Unit: —

Ex Gov (Y/N) N

Page: 1/2

C of O Issued VIN	Plan Number	Folio No	Description of Work	Amend	Details	Indem Insur	Survey	Permit No	Cost of Work \$	C of O Plan No & Date	Footling Details (Date)
Y	577999	2	BIV Residence					577999	\$42,500.00		01-07-81
		4									
		6					✓				
		11	Survey							577999	
		25								06-10-82	
Y	577999A	26	Metal Garage					577999A	\$2,045.00		14-11-83
		28									
		30	Final							577999A	
		32								16-11-83	
Y	577999B	36	Fireplace					577999B	\$500.00		
		38									
		42	Final							577999B	18-08-87
		43								26-08-87	
Y	577999C	48	Carport					577999C	\$1,500.00		
		61									

Drainage Plan No: 37166

Soil Classification Folio No: Ng

Comments: Existing pergola, exempt work plans supplied.

Suburb: Richardson

Section: 416 Block: 8 Unit: 1

EX GOV (Y/N) N

Page: 2/2

Comments:

Drainage Plan No:

Soil Classification Folio No:

20



57199 WA1719

## Surveyor's Certificate

John W. Foxlee (S. Eng.) M.E.S. (Class)  
Registered Surveyor

42 Yiman Street,  
Waramanga, A.C.T. 2611

P.O. Box 472  
Manuka, A.C.T. 2603

Telephones: 88 1257  
95 9392

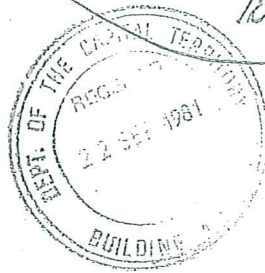
Block: 8

Section: 416

Division: RICHARDSON Title:

18th September, 1981.

Mr. J. COBANOV,  
36 Booth Cres.,  
COOK, A.C.T. 2614



Dear Sir,

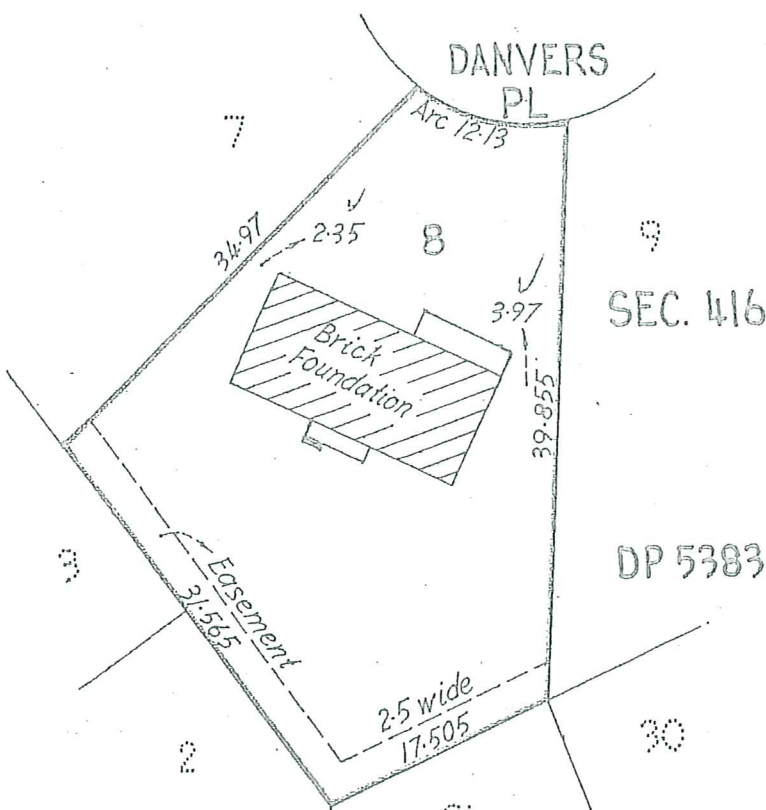
I certify having surveyed the land being Block 8, Section 416, Division of RICHARDSON in the Tuggeranang District of the Australian Capital Territory as delineated in Deposited Plan No 5383 lodged at the office of the Registrar of Titles, Canberra City.

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

enclosed herewith.

The brickwork is contained wholly within the boundaries of the land.

O.K.  
22.9.81 Yours faithfully  
J.W. Foxlee



SCALE 1:500



# PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 37166

OWNER J. & M. COBANOV

BLOCK 8 SECTION 416 RICHARDSON



## REFERENCE

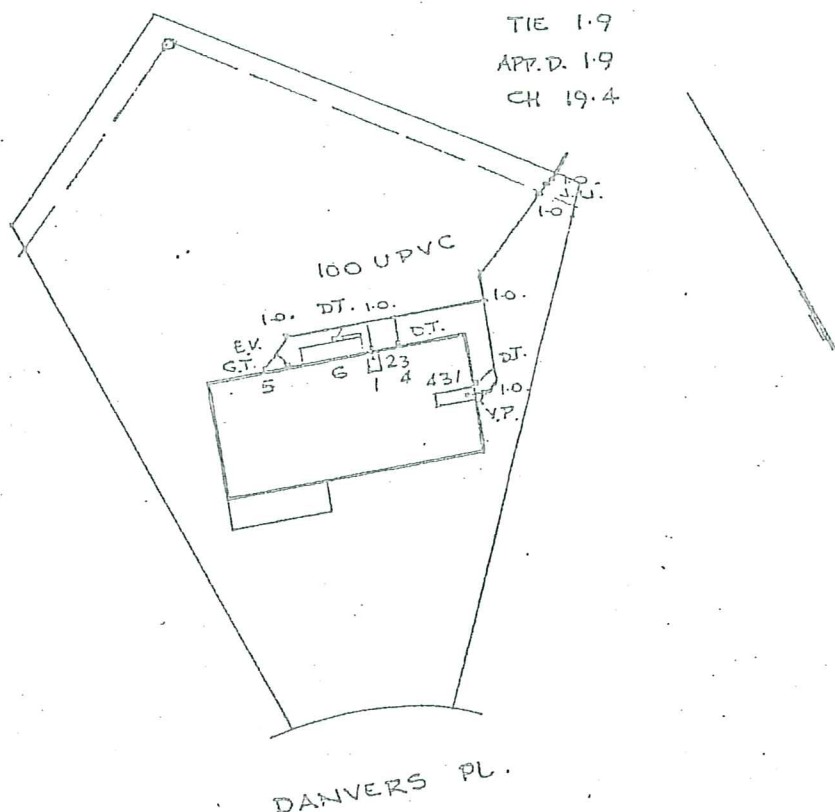
D.T. Disconnector Trap.	S.P.D. Stoneware Pipe Drain.	I.C. Inspection Chamber.	F.T. Floor Trap.
E.V. Educt Vent.	C.I.P. Cast Iron Pipe.	M.H. Man Hole.	S.V.P. Soil Vent Pipe.
G.T. Gully Trap.	I.O. Inspection Opening.	V.P. Ventilating Pipe.	V.R. Vertical Riser.
J.U. Jump Up.	F.P. Fixed Point.	E.J. Expansion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

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

SCALE - METRIC 1:500

## FIXTURES

	No. off		No. off
1. WATER CLOSET	2	6. TROUGHS	1
2. BATH	1	7. URINAL	—
3. BASIN	2	8. CLEANERS SINK	—
4. SHOWER	2	9. WASTE DISPOSAL UNIT	—
5. SINK	1	10. BIDET	—



## NOTES

- DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
- DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
- POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
- DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.
- DRAINS BELOW BUILDINGS MUST BE RETESTED. DRAINS HAVING CEMENT JOINTS MUST BE TOTALLY SURROUNDED BY CEMENT CONCRETE 150 mm THICK.

Designed by: McINNIS DRAUGHTING

*[Signature]*  
SEWERAGE ENGINEER

12/8/1981



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 8	Section 416	Division Richardson
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. 5 7799	
Type of construction * 5	Class of occupancy * I
Permit No. 35703	Name of permit holder J. Cobanov

## Endorsements

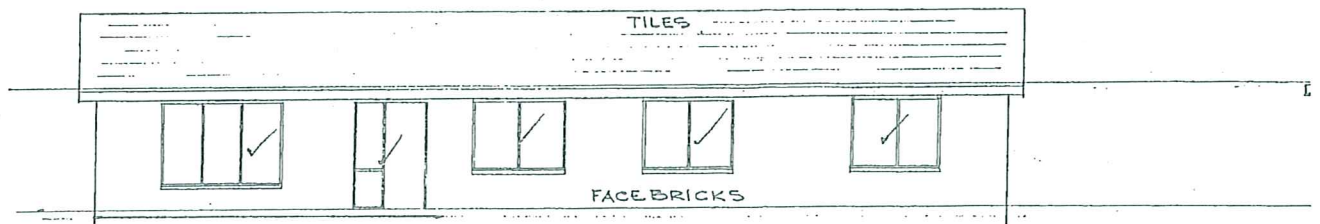
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory ( including the Building Ordinance ) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease .

23143

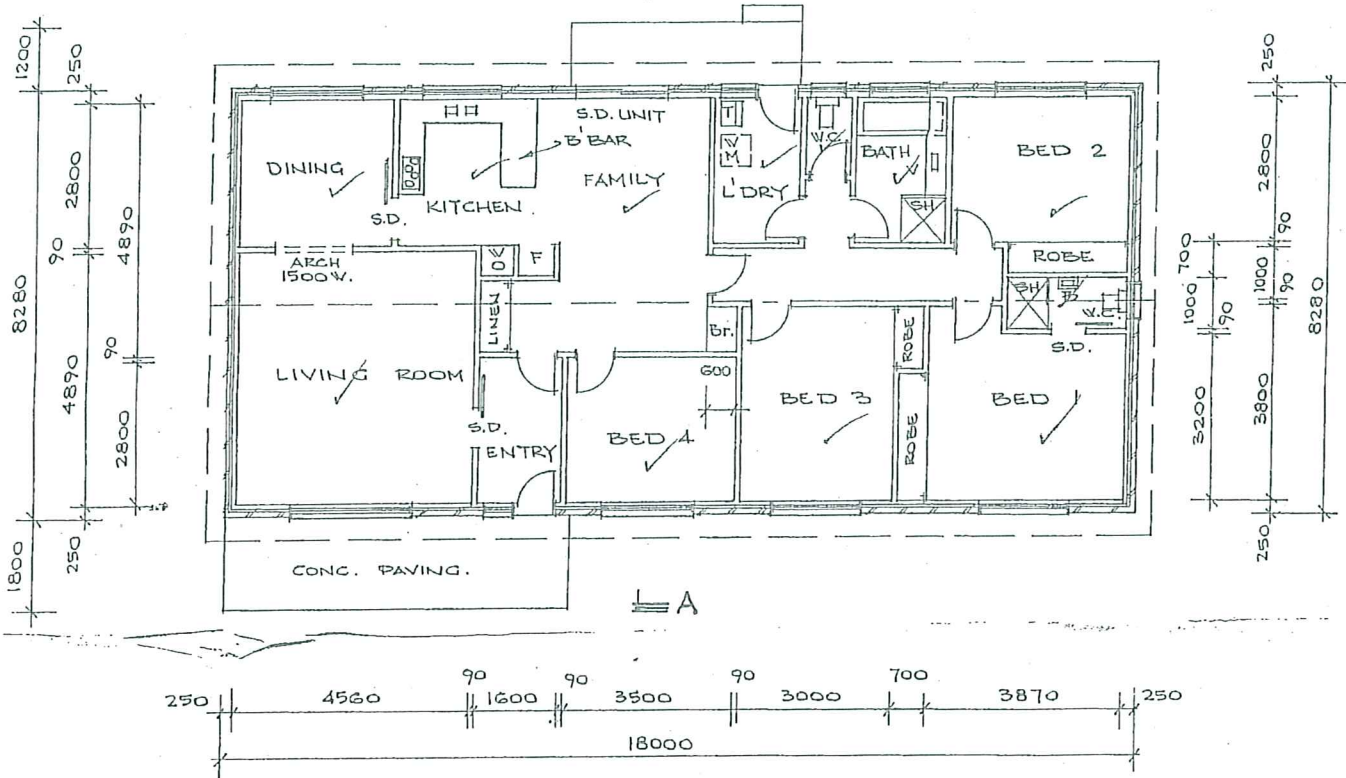
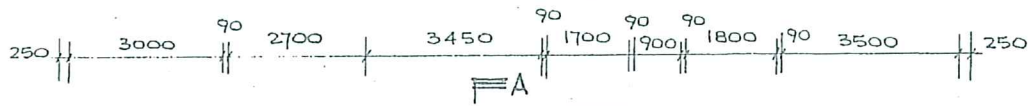
SEE OVERLEAF

Deputy Building Controller

date



FRONT ELEVATION



FLOOR PLAN



FACEBRICKS

TILES

FACEBRICKS

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

ROOF TRUSSES- SEE ATTACHED ✓  
DETAIL. PITCH 18°. LINTEL SIZES  
IN ACCORDANCE WITH TRUSS  
MANUF. CHART.

APPROVED SUBJECT TO COMPLIANCE  
WITH THE CANBERRA SEWERAGE AND  
WATER SUPPLY REGULATIONS.  
EXCEPT WHERE SUBJECT TO AND  
SUPERSEDED BY THE BUILDING  
MANUAL

NS AND SPECIFICATIONS EXAMINED  
RECOMMENDED FOR APPROVAL BY  
*[Signature]* 13/5/88  
ENGINEER FOR WATER SUPPLY AND SEWERAGE

7/19  
EE ELECTRICAL ENGINEER

STRUCTURAL ENGINEER

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

11 MAY 1981

DELEGATE ..... *[Signature]* .....  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

SECTION A. A

DRNGE & EL. EASMT.  
- 2.5 WIDE.

SW.  
Y.3.5 ✓  
D.1.0 ✓

100 mm CONC. SLAB.  
FG2 MESH ON  
MOISTURE BARRIER

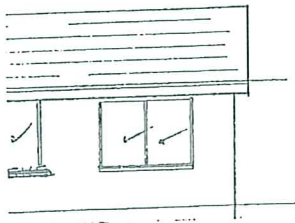
DANVERS PL.

SITE PLAN  
SCALE 1:500

TERRAIN CATEGORY 3

LOCATION OF STORMWATER TIE  
BE VERIFIED WITH D. H. & C. BEFO  
COMMENCEMENT.

57799  
 Received  
 - 1 MAY 1981  
 Dept. of the Capital Territory



b1/2

NOTE :

- TAKE ALL FOOTINGS DOWN TO SOLID GROUND.
- MAX. FILL BELOW SLAB NOT TO EXCEED 100 mm.
- ALL ELECTRICAL WORK TO A.C.T.E.A. REQ.
- WALLS IN WET AREAS TO BE IMPERVIOUS MATERIAL TO 1800 DADO. FLOOR & WALL TILING TO OWNERS REQ.

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.

MODIFICATION TO ALL DIMENSIONS ON JOB. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING

TO  
 PRE

**McINNES DRAUGHTING.**  
 N.C.R. HOUSE, 3 BADHAM STREET, DICKSON, A.C.T.  
 PHONE: 480747

FOR: J. & M. COBANOV.

PROPOSED RESIDENCE  
 BLOCK 8  
 SECTION 41G  
 RICHARDSON, A.C.T.

SCALE: 1:100	PROJECT:	SHEET 1 OF 2	DRAWING NUMBER: 1916
DRAWN: M. McE	AREA: 149.0M <sup>2</sup>		
DATE: APR. 1981			



BL 1/8(6/80)

# CERTIFICATE OF OCCUPANCY OR USE

metal garage

situated at

Block 8	Section 416	Division Richardson
------------	----------------	------------------------

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

Approved plan Nos.	
57799/A	
Type of construction *	Class of occupancy * (* as defined in the Building Manual A.C.T.)
5	X
Permit No.	Name of permit holder
57240	N J Rogers

## Endorsements

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

31275

SEE OVERLEAF

*Deputy Building Controller*

*data*



OKAY

51/2

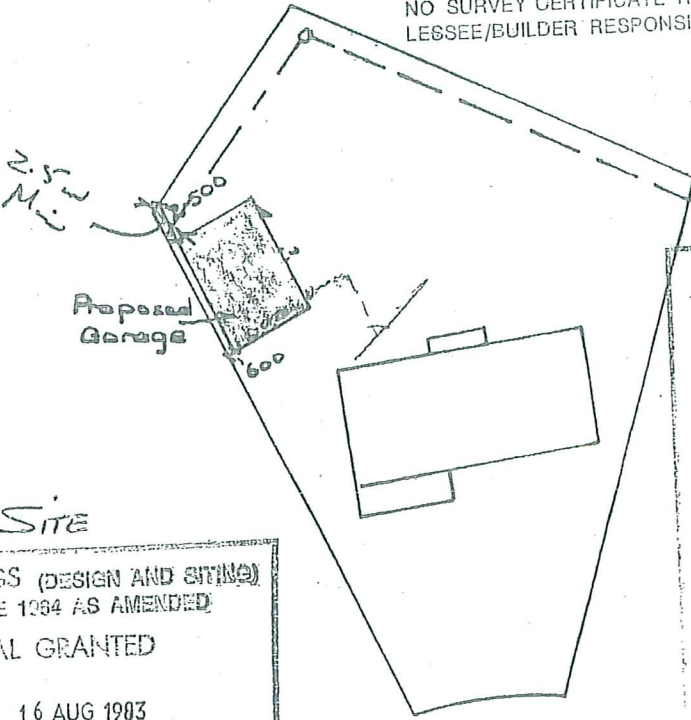
APPROVED FOR CONSTRUCTION BY THE HONOURABLE  
OF CLASS "P" LICENCE.  
CLASS OF OCCUPANCY: RESIDENCE I  
OUTBUILDING X  
*Handwritten signature*  
18 AUG 1983  
DEPUTY BUILDING CONTROLLER

PLANS/FILE NO. 57799/A  
Received Building Section  
- 8 AUG 1983  
MR. B. LOWRIE  
B. 8 S. 416  
RICHARDSON.

WEATHERSHIELD PTY. LTD.  
GARAGES & CARPORTS  
P.O. BOX 50, MANUKA, A.C.T. 2603  
Phone 80 5654

NATURAL GROUND LEVELS AT  
SITE BOUNDARIES AND EASE-  
MENTS SHALL NOT BE ALTERED

NO SURVEY CERTIFICATE REQUIRED  
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING.



LEVEL SITE

BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1984 AS AMENDED  
APPROVAL GRANTED  
16 AUG 1983  
DELEGATE *Handwritten signature*  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

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

PLANS AND SPECIFICATIONS EXAMINED  
AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19  
CHIEF ELECTRICAL ENGINEER / /19  
STRUCTURAL ENGINEER / /19

The proposed structure shown on this plan has  
been sited clear of the electricity service to the  
residence, and may be erected on the site indicated.

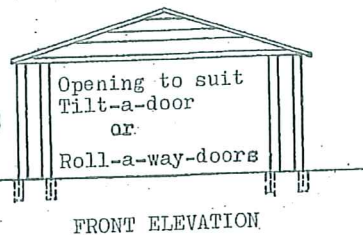
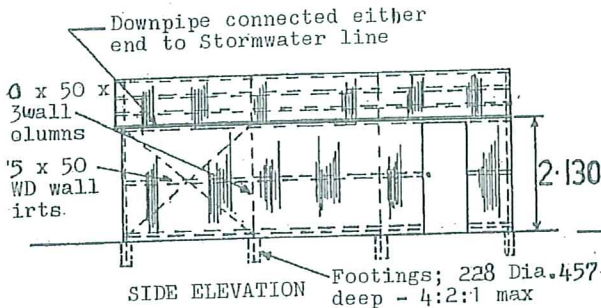
*Handwritten signature*  
CHIEF ELECTRICAL ENGINEER  
A.C.T.E.A.

# WEATHERSHIELD

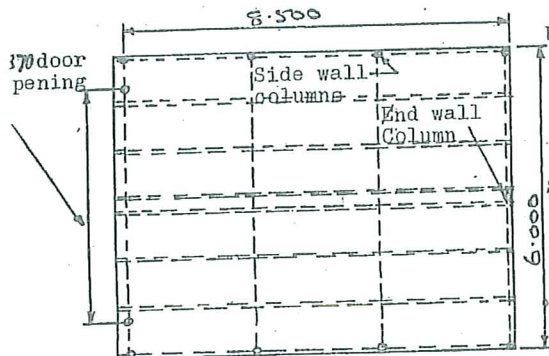
P.O. Box 50 Manuka, A.C.T. 2603

PLANS/FILE No. 57799/1A  
Received Building Section

Proposed Double Garage  
for Mr. Richardson  
Block 8 Section 4-16  
RICHARDSON.



## SPECIFICATIONS



3 Frames 5.400  
4 Frames 6.000  
4 Frames 6.700  
4 Frames 7.200  
5 Frames 8.500 x 6.000 x 2.130

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 the side and end wall columns to be of 50 x 50 x .3 angle iron set in concrete foundations as in detail. Maximum 3.04 centre Side wall bracing to be flat M.S. 25 x .3

Timber Frame: Wall girts and roof purlins to be of select 75 x 50 HWD bolted to angle iron columns & roof trusses with 115 x .8 C.H. bolts.

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

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

General: Site to be left clean and tidy. BUILDING WORKS TO BE DONE in a WORKMANLIKE MANNER.

APPROVAL GRANTED

16 AUG 1983

DELEGATE *S. J. Hyde*  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

see Crimp all sheeting

75 x 50 HWD. girts bolted to 50 x 50 x .3 angle iron with 65 x .8 C.H. bolts

50 x 50 x 2 U Section to suit door fitting

50 x 50 x .3 angle iron frame

Detail Showing Method of Fixing Door Fittings

8-416 Richardson



# WEATHERSHIELD

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

Proposed Garage

for Mr. R. Lowe

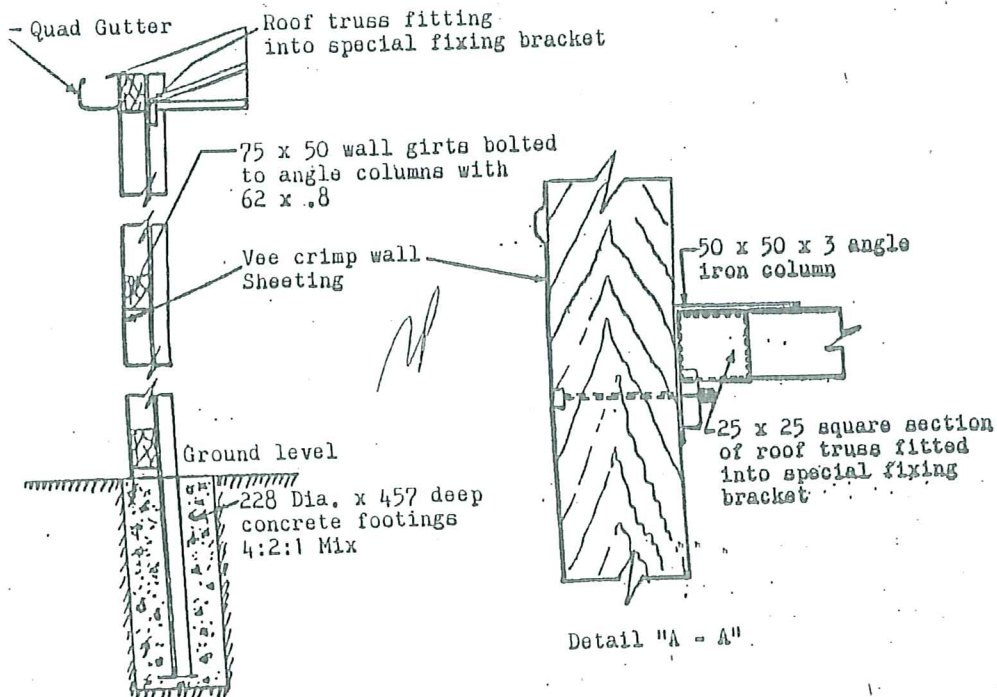
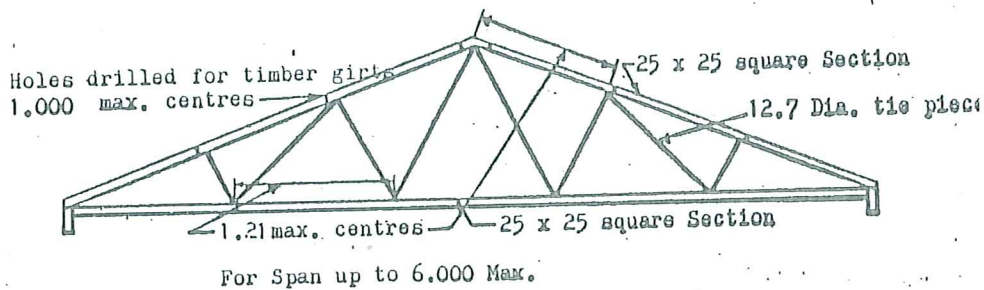
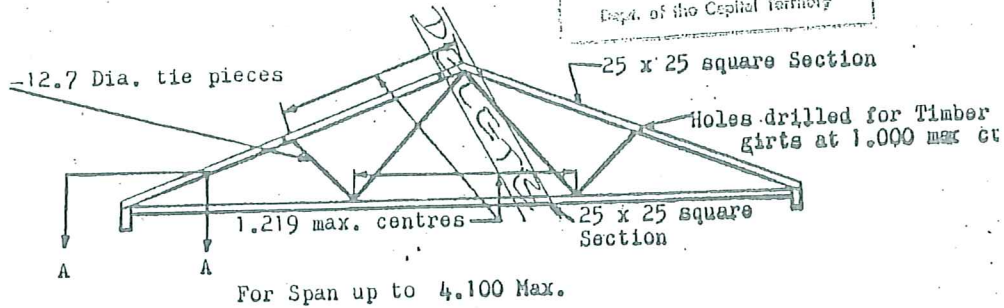
Block 8 Section 4.16

RICHARDSON

Received Building Section

- 8 AUG 1983

Dept. of the Capital Territory



Detail Showing Method of Fixing Roof Truss to Frame

All Metric Sizes





Department of Territories  
BUILDING SECTION

BL 1/8/2/851

43

# CERTIFICATE OF OCCUPANCY OR USE

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

Fireplace

situated at

Block <u>8</u>	Section <u>4/6</u>	Division <u>Richardson</u>
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. <u>57799/B</u>	
Type of construction* <u>N/A</u>	Class of occupancy* (as defined in the Building Manual A.C.I.) <u>1</u>
Permit No. <u>93513</u>	Name of permit holder <u>C.A. Williams</u>

Endorsements

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

57992

SEE OVERLEAF

Shirley  
Deputy Building Controller

20.8.87  
date



57799

13 MAY 1987

STANDARD ROOF KIT  
RAIN GAP SLEEVE USED TO TERMINATE  
SECOND SKIN OF FLUE  
LEAD FLASHING/TILED ROOF

INSTITUTIONAL  
SPECIALIST

STANDARD TWO SKIN FLUE  
MIN 50mm CLEARANCE TO  
COMBUSTIBLES.

CHILDRINGS (DESIGN AND SITTING)  
CITY OF CHICAGO  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED

EXISTING. CEILING  
HEIGHT 2.400 mm

19 MAY 1987  
J. J. J. J. J.  
SUPERSEDED NATIONAL CAPITAL  
AND DEVELOPMENT COMMISSION

EXISTING PLASTERBOARD WALL  
BEHIND

STANDARD SINGLE SKIN. FLIE

BUILDING WORK ~~WAS~~ TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS THE FOLLOWING HANDY ACTION INSTRUCTIONS BASED ON THE PLANS AND ANY MATTERS I WOULD ON THE BUILDING RESULT THE MATERIAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE APPLICATION OR ANY OTHER LAW IN THE APPLICATION DOES NOT FAIL IN THE USE OF THE LAND CONVEYED TO A PERSON OR COMPANY OR CONVEYANCE OF LAND.

MOTIVATIONS IF ADDITIVE

EXISTING:  
MASONARY HEARTH.

EXISTING SLAB.  
FLOOR

ELEVATION

RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE

CHIEF ELECTRICAL ENGINEER

.....  
STRUCTURAL ENGINEER

LOCATION PLAN

# PLAN

M' - M' KRAETH.

Block. 8 Sec. 416. RICHARDSON.

FOR MOORE & SMITH

APPROVED FOR CONSTRUCTION BY THE HOLDERS  
OF A CLASS "D" LICENSE.

CLASS OF OCCUPANCY: RESIDENCIAL  
CORPUSCULOS X



5 JUN 1987

DEPUTY BUILDING CONTROLLER



Department of Urban Services  
**ACT Building Control**

GPO Box 158, Canberra ACT 2601

65

## Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a  
CARPORT

situated at

Division:	Section:	Block:	Unit:
Richardson	416	8	

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

Approved plan id's included in this certificate:  
C

Project Number: 36747	Type of construction:	TRIMS Number: 57799
Classes of occupancy: 10		
Name of Permit Holder: MR TJ BLYTON		

Fit for occupancy or use pursuant S 53[3]

Endorsements:


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

.....  
*Changie*  
Deputy Building Controller

.....  
16/6/95  
Date



INSTALL TO MANUFACTURERS  
SPECIFICATION

NEW ROOF PEAK TO HANGER STEEL

TEXTS R/H ROOF  
FIXED TO EXISTING  
CONCRETE SLABS

front elevation

side elevation

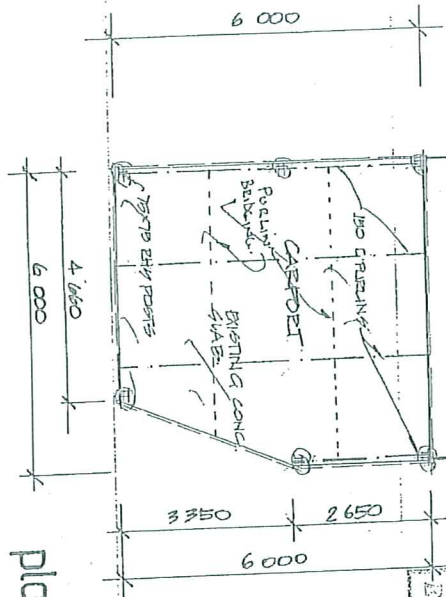
ROOF NOT ZINCALUME OR  
WHITE/OFF-WHITE COLORBOND

EXISTING GARAGE

side elevation

Approved Under Building  
Design and Control Regulation 2006  
Exemption From Public Notification

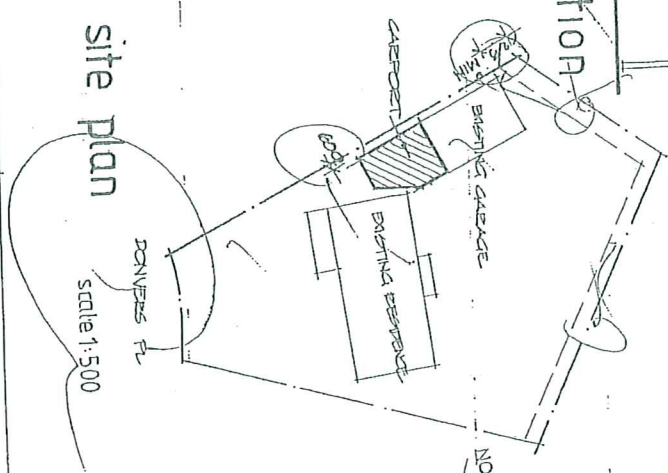
LAND (PLANNING AND ENVIRONMENT)  
ACT 1987 (AS APPLIED)  
APPROVED FOR CONSTRUCTION  
PENDING TO SECTION 230  
8 JUN 1995  
DESIGNED  
AUSTRELIAN CAPITAL TERRITORY  
PLANNING AUTHORITY



plan

site plan

scale 1:500



NO PART OF THE STRUCTURE FOOTING  
TO ENJOACH THE BOUNDARY

5/12

Planfile No. 57799/C  
Pg No. 36747  
Plan Seq No. 46344  
24 MAY 1995  
RECEIVED ACT Building Control  
ACT Government

ACT BUILDING CONTROL

- Lodged: / /
- ☒ LTRA
  - ☐ Heritage
  - ☐ Leasing
  - ☐ Traffic
  - ☐ Structural
  - ☐ Waste
  - ☐ Electricity
  - ☐ Water
  - ☐ Fire
  - ☐ Environment
  - ☐ Health
  - ☐ Social Welfare

RESPOND TO BUILDING CONTROL  
BY: / /

NEW WORK -  
NEW BUILDING PERMIT  
REQUIRED

THIS APPROVAL DOES NOT SUPERSEDE THE  
REQUIREMENTS OF THE BUILDING CODE OF  
AUSTRALIA

APPROVED FOR CONSTRUCTION BY THE  
OWNER OF A CLASS BUILDING  
THESE CONSTRUCTION REQUIREMENTS  
CANNOT BE OCCUPANCY 10 - JUN 1995  
8 JUN 1995  
DEPUTY BUILDING CONTROLLER UNDER  
BUILDING ACT 1972

EXISTING CARRIAGE ON BLOCK 8 SECTION 16  
RICHARDSON FOR M & L KRAEH

Scale: 1:100 Date: May 1995

5 1/2

Exempt Work  
Pursuant to Section 8 of  
the ACT Building Act 1972

180M

EXISTING RESIDENCE

EXISTING FASCIA + GUTTER

150x50 RAFTERS @ 500c

150x50 BEAM

75x38 BATTENS

PLAN

3600  
3000  
1100

EXISTING TILED ROOF

150x50 BEAM

150x50 RAFTERS

100x100  
posts

FRONT ELEVATION

SIDE ELEVATION

EXISTING FASCIA + GUTTER

EXISTING RESIDENCE

14 JUN 1995

EXIST. CARPORT

EXISTING GARAGE

UNROOFED PERGOLA

EXISTING RESIDENCE

SITE PLAN

1:500

DANVERS PL.

EXISTING UNROOFED PERGOLA  
Block B SECTION 416

Scale 1:500 date 13.6.95