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ACT Property Report

- Building Report
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24 HARPUR PLACE GARRAN ACT 2605

Report Prepared: Tuesday, 29 October 2013

Conclusion and Summary

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

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

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

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

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

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

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

Property Statistics

Building Report	Below Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	0 Stars
Inspection Date	Tuesday, 29 October 2013
Name of Assessor	Robert Lowe
Assessor Accreditation Number	20111129
Address of Property Inspected	24 Harpur Place, Garran ACT 2605
Surname of Property Owner	Porter
Block and Section	Block 30 Section 20 Garran
Type of Building	Free standing residence
Year original residence was built	1967
Bedrooms	3 Bedroom
Bathrooms	Main Bathroom + Ensuite
Block size (approximately)	930m ²
House size This measurement has been obtained by scaling off the provided drawings and should be used as an approximate guide only.	Residence: 132m ²
Weather conditions at time of Inspection	Fine

*The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

Property Construction Details

Flooring	Concrete slab on ground
External walls	Double brick
Roof framing	Flat Roof construction
Roof cladding	Metal decking roof cladding
Fascia	Timber fascia boards
Gutters	Metal gutters
Fences	Timber fencing and colorbond fencing
Window frames	Timber window frames
Glazing	Single glazed windows
Wall Insulation	No wall insulation has been installed
Ceiling Insulation	No ceiling insulation has been installed

Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

General Access Limitations

Internal	At the time of inspection the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
Windows	Several windows were locked at the time of the inspection and could not be tested.
External	A full inspection was carried out to the exterior of the building.
Roof void	No inspection was made inside the roof void due to the flat roof construction.
On-top of roof	A full inspection was carried out on top of the roof

*Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.

Definitions

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be commented on.
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair.
Poor	The item in the Inspector's opinion needs significant repair or replacement.

Living Room

Ceiling and cornice	<p>The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.</p> <p>Areas of water staining were noted in the ceiling. An Inspection from on top of the roof indicated that repairs have been carried out. Apart from monitoring, no immediate action required.</p>
Architraves and skirting	Good
Walls	Minor cracking was noted above the entry door. This is caused through normal building movement and is not considered to be an excessive crack.
Door and door hardware	Good Note – The rear door was locked and a key was not provided.
Floor coverings	Good – Carpet installed as floor covering

Dining Room

Ceiling and cornice	A minor water stain was noted in the ceiling. An Inspection from on top of the roof indicated that repairs have been carried out. Apart from monitoring, no immediate action required.
Architraves and skirting	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be an excessive crack.
Door and door hardware	Good
Floor coverings	The cork tiles are showing signs of wear.

Family room

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Architraves and skirting	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be an excessive crack.
Door and door hardware	Good
Floor coverings	The cork tiles are showing signs of wear.

Kitchen

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Walls	Good
Door and door hardware	The external door is binding on the floor. Adjustment of the door is needed to allow the door to open and close without binding.
Floor coverings	The cork tiles are showing signs of wear.
Kitchen cupboards	Fair/Serviceable condition
Bench top	Fair/Serviceable condition
Splashback	Several cracked and loose splashback tiles found. Recommend repairs by a tiler.
Is an exhaust fan fitted?	Yes – The ceiling exhaust fan was operational at the time of inspection.

Bedroom 1

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Architraves and skirting	Signs of water damage found in the skirting board on the external wall. This is caused by a leak from the external gutter above this area. Recommend repairs by a plumber and builder.
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be an excessive crack.
Door and door hardware	The door that leads into the wardrobe requires repairs.
Floor coverings	The carpet is water damaged and requires replacement.
Wardrobe	There are sign of water damage to the wall adjacent the shower area caused by the adjacent leaking shower. Recommend repairs by a builder.

Bedroom 2

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Architraves and skirting	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good – Carpet installed as floor covering
Wardrobe	Good

Bedroom 3

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Architraves and skirting	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be an excessive crack.
Door and door hardware	The latch on the door requires adjustment.
Floor coverings	Good – Carpet installed as floor covering
Wardrobe	Good

Bedroom 4

Ceiling and cornice	The ceiling sheets are sagging in areas. If further movement is noted it is recommended to get a plasterer to rectify.
Architraves and skirting	Good
Walls	Good
Door and door hardware	The latch on the door requires adjustment.
Floor coverings	Good – Carpet installed as floor covering
Wardrobe	Good

Ensuite

Ceiling and cornice	Fair/Serviceable
Walls	Several loose wall tiles found. Recommend repairs by a tiler.
Door and door hardware	The door hardware is missing. Recommend replacement.
Floor coverings	Good – Tiles installed as floor covering
Shower screen	A shower screen has not been installed
Water leakage shower area?	The shower is leaking. Recommend getting a bathroom re-seal specialist or a tiler to rectify.
Shower head	The shower head is leaking and requires repairs or replacement by a plumber.
Vanity	Fair/Serviceable
Basin	Good
Taps	Good
Is an exhaust fan fitted?	Yes - The exhaust fan was operational at the time of inspection.
Toilet suite	Good - Dual flush

Bathroom

Ceiling and cornice	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be an excessive crack.
Walls	Good
Door and door hardware	The back of the door is damaged.
Floor coverings	Good – Tiles installed as floor covering
Shower screen	A shower curtain has been installed
Water leakage shower area?	There was no water leakage detected.
Vanity	Good
Basin	Good
Taps	Good
Bath	Good

Laundry

Ceiling and cornice	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be an excessive crack.
Walls	Signs of water damage to the wall where the washing machine was installed. Recommend repairs by a builder.
Door and door hardware	The external door is water damaged and requires replacement.
Floor coverings	Good – Tiles installed as floor covering
Laundry tub	Good
Splashback	Good

Toilet

Ceiling and cornice	Good
Architraves and skirting	Several loose and cracked skirting tiles. Recommend repairs by a tiler.
Walls	Good
Door and door hardware	Signs of water damage found in the base of the door frame. This is likely to be caused by the leak associated with the external gutter. Recommend repairs by a builder. The door hardware requires repairs.
Floor coverings	Good – Tiles installed as floor covering
Toilet suite	Good - Single flush

Roof cavity

Construction	Good – Flat roof construction
Ceiling Insulation	No insulation has been installed.

Exterior

Driveway and paths	Various areas of sunken and raised paving. Recommend repairs to eliminate trip hazards.
Roof covering	The metal roof covering is in typical condition for a home of this age with signs of corrosion evident. Recommend treating the corrosion to extend the life span of the roof covering. Eventual replacement of the roof covering will be required.
Eaves	Fair/Serviceable
Fascia	Several end sections of the timber fascia are suffering from general weathering and some timber decay which is typical for a home of this age.
Gutters and downpipes	The gutters and downpipes are in poor condition and require replacement by a roof plumber.
External walls	Various areas of minor cracking and movement found in the external walls. The cracking and movement found was not considered to be of major structural significance.
External windows	General weathering found to the exterior timber windows. The windows are still considered serviceable, however some general maintenance and painting will extend their life span. Note – Several windows were locked at the time of the inspection and could not be tested.
Fences	Areas of the fence are in need of repairs.
Carport	Several timbers on the carport are showing signs of general weathering and some timber decay. Several timber posts are in contact with the ground and are suffering from timber decay. A gutter has not been installed on the carport roof and the roof drains towards the adjoining property. Recommend repairs by a builder.
Site drainage	The driveway drains towards the adjoining property. Recommend installing a drain to prevent surface water from entering the adjoining properties land by a plumber.

Definitions

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

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

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

Client The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Building Consultant: A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas: Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure: The loadbearing part of the building, comprising the Primary Elements.

Primary Elements: Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Structural Damage: A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Secondary Elements: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements: The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

Major Defect: A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a Major Defect.

Serious Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests: Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Important Advice

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

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

The Septic Tanks: Should be inspected by a licensed plumber.

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

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

Weep Holes: External brick (and stone) walls are a porous material that behave much like a sponge. During a rain event, the masonry wall absorbs water and actually stores it. The weep holes are designed for two purposes. 1. To provide an opening to allow water to drain out through the bottom of the wall. 2. To allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

Water Leaks from Roof: The inspector cannot, and does not, offer an opinion on whether the roof currently leaks or may be subject to future leaks. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged heavy rainfall.

Subfloor dampness: The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Shower: Where a shower recess has been water tested, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

Scope and Limitations

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

Any person who relies upon the contents of this Report does so acknowledging that the following clauses, which define the Scope and Limitations of the Inspection, form an integral part of the Report.

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

2) This is a visual Inspection only, limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The Inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

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

Accordingly, this Report is NOT a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

NB. Such matters may, upon request, be covered under the terms of a 'Special-Purpose Property Report'.

4) Consumer Complaints Procedure: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in

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order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the Inspection.

If you are not satisfied with our response, you must within twenty one (21) days of your receipt of our written response, refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties, or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

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

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

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

5) Asbestos Disclaimer: “No Inspection for Asbestos was carried out at the property, and no Report on the presence or absence of Asbestos is provided”.

If during the course of the Inspection, asbestos or materials containing asbestos happened to be noticed, then this may be noted in the ‘Additional Comments’ section of the Report. Buildings built prior to 1982 may have wall and/or ceiling sheeting, and other products including roof sheeting that contains Asbestos. Even buildings built after this date, up until the early 90s, may contain some Asbestos. Sheeting should be fully sealed. If you are concerned, 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.

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

7) Magnesite Flooring Disclaimer: No Inspection for Magnesite Flooring was carried out at the property, and no Report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

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

9) Note: If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Important Disclaimer

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

Disclaimer of Liability to Third Parties: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property, then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, then they may rely on the Report subject to the terms and conditions of this agreement and the Report itself.

NB. In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations, the Report resulting from this Inspection may be passed to the purchaser as part of the sale process, providing it is carried out no more than three months prior to listing and is not more than six months old.

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

This Report may be attached to the Contract provided that:

I. This Report must include: -

(a) The Inspection Date; and

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

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

(a) The fact that this Report has been prepared; and

(b) The street address of the property Inspected; and

(c) The Inspection Date stated in this Report; and

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

(e) The name of the Timber Pest Inspector who carried out the Inspection.

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III. As required by Part 2, Section 7 and Clause 5 of the Regulations, the circumstances in which reliance may be placed on the Report in respect to the State of the property at the time of the Inspection are;

(a) The Inspection was carried out no more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and

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

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

(d) The Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and

(e) 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.

IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Timber Pest Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organisation purporting to represent or be a person who has entered into a contract to buy the property.

NB. 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

Property: 24 Harpur Place, Garran ACT 2605

carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. IT IS STRONGLY RECOMMENDED that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.

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

The Inspection and Report was carried out by: Robert Lowe 0415775477

Other Inspections and Reports Required

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these Reports will better equip the purchaser to make an informed decision. Although appliances may be listed in the Report, they have not been tested as this is outside the scope of the standard Building Inspection. Other Inspections we recommend the purchaser obtains before making their decision are;

- Electrical Inspection,
- Plumbing Inspection,
- Structural (Engineer)
- Geotechnical Inspection,
- Drainage Inspection,
- Asbestos Inspection,
- Mould Inspection,
- Gas fitting Inspection,
- Appliances Inspection,
- Air-conditioning Inspection,
- Alarm/Intercom/Data Systems,
- Hydraulics Inspection,
- Mechanical Services,
- Hazards Inspection,
- Fire/Chimney Inspection,
- Estimating Report,
- Garage Door Mechanical,
- and Durability of Exposed Surfaces

Smoke Detectors

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

Cracking of Building Items

Definitions:

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

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

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

Important:

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual Inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

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

All fall outside the scope of this Pre Purchase Inspection. However, the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the Inspection, may have the potential to develop over time into structural problems for the home owner, resulting in major expensive rectification work been carried out.

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

Notice to the Purchaser (ACT only)

(a) At the Exchange, and prior to the 'Cooling-off Period', you were given an Inspection Report on the property you intend on 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 AS 4349.1 to be carried out prior to exchange, or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

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

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

(d) You agree that the person carrying out the Inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property, or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.

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

Property: 24 Harpur Place, Garran ACT 2605

Please cross out the statement below that does not apply: - At the date of exchange, not more than 3 months have elapsed since the Inspection date, and as at the anticipated date of settlement, not more than 180 days will have elapsed since the Inspection date;

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and it is my/our intention to **rely upon the findings contained in the report;** or

2. I/We have **arranged for another Inspection of the Property and Report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or

3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another Inspection and Report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection date stated in the Report.

Compliance Report

This is a Compliance Report with regard to any unapproved structures or alterations. ACT Property Inspections have accessed the attached Building File from ACT Planning and Land Authority (ACTPLA) and hold no responsibility for any inaccuracies in the Building File supplied by ACTPLA. The Compliance report is based solely upon the information available from the Building File which does not contain information in regards to Plumbing or Electrical work that has taken place since the original construction. Information in regards to the Plumbing and Electrical is available upon application from ACTPLA. Since we are not Plumbers or Electricians, we are unable to comment on those works.

Address	24 Harpur Place, Garran ACT 2605
Block and Section	Block 30 Section 20 Garran
Date of Inspection	Tuesday, 29 October 2013

Plan number	Description	Certificate of occupancy date	Comments
12838+A+B	Residence	21/08/1967	Approved

Survey Report

Survey Report completed by	Date Survey report was completed	Comments	Was the property fenced at the time of survey report?
Simms And Hickey	Friday, 14 April 1967	There are no apparent encroachments upon this land or by this property on adjoining lands or street.	Partly

Easements

The land is subject to a 2.5m wide easement at the rear, and a 1.5m wide easement at the south eastern side of the property.

Unapproved Structures

The rear garden shed has been built inside a service easement. Should access be required to the easement by the service provider, this structure may need to be removed at the owner's expense.

Building Conveyancing Enquiries and Energy Rating Package Application

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.

All fields are mandatory unless stated otherwise.



The ACT Government is committed to improving the accessibility of web content. To provide feedback or request an accessible version of a document please phone 13 22 81.

Request Type & Professional User

Select a request type

Residential conveyancing enquiry

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



Professional User Details

Professional User ID

6886937

Name title (optional)

Mr

Given name

Robert

Family name

Lowe

Contact phone number

0262922278

Property Information

Suburb/District

GARRAN

Section

20

Block

30

Unit (optional)

Lessee

M. Porter

Applicant's Reference (optional)

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



Address

24 Harpur Place, Garran ACT 2605

Address (optional)

Suburb

GARRAN

State/Territory

ACT

Postcode

2605

Location description (optional)

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 (optional)

Sanitary Drainage Plan

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

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

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.

Pay Now

Payment amount

\$ 104.10

Receipt

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

Date and time **03 Oct 2013 09:56:58**

Form submission ID **34003920131003094135**

Payment receipt number **1268978763**

Total amount paid \$ **104.10**

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**

Your personal information will be used for the purposes to completing your enquiry and will be disclosed to the Environment and Sustainable Development Directorate to achieve that purpose and kept on file. Details about this 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: 22

Date: 03 Oct 2013

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

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

If requested:

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

Search officer comments (if any?) N/A

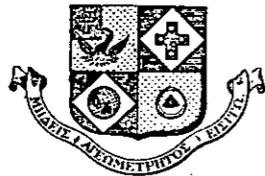
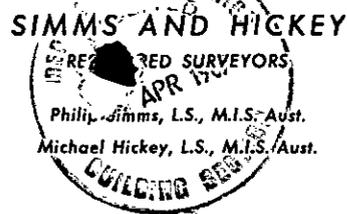
Search officer initials: Tina

Cost of application: \$ 104.10

Date completed: 10-10-2013

Please Note: Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXXX only but will be referenced as B20XXXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXXX/B, the second amendment B20XXXXX/C etc.

12838



Room 1, Commercial Chambers
Bunda Street
Canberra City

Phone 49-6867
After Hours 4-0848
49-6237

PRS/ST

14th April, 1967.

SURVEY REPORT

Mr. W. Douglas,
P.O. Box 742,
CANBERRA CITY.

Dear Sir,

LAND in the Division of Garran, District of Canberra City, in the Australian Capital Territory, containing an area of $36\frac{3}{4}$ perches, having a frontage of 57 feet, $5\frac{1}{4}$ inches to Harpur Place, being Block 30 of Section 20 as shown on Deposited Plan No. 1594 and being the land shown edged in red on the sketch opposite.

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

1. On the land and entirely within its boundaries stand the foundations of a brick cottage to be known as No. 24 Harpur Place, Garran. The distances from the walls of the dwelling to the boundaries are shown in green on the sketch, and the dwelling complies with the provisions of Clause 47 of the Canberra Building Regulations.

2. The land is partly fenced as shown on the sketch.

3. The land is subject to easements 8 and 5 feet wide for sewerage and electric supply purposes.

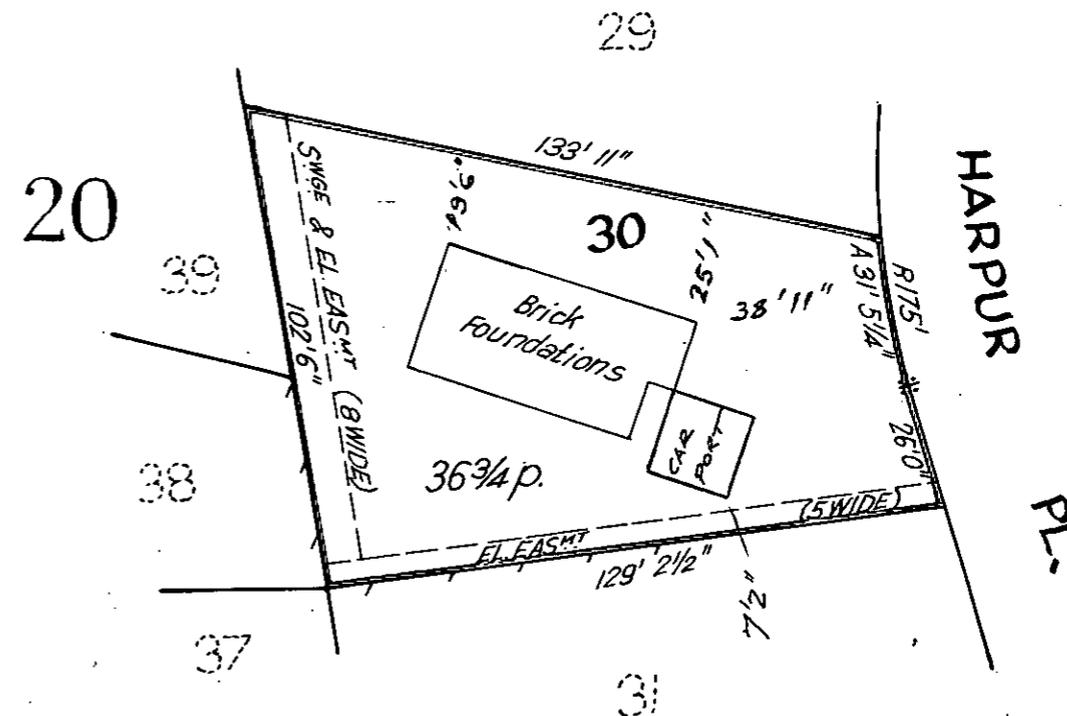
4. There are no encroachments on this land nor by this property on the adjoining lands or street.

Yours faithfully,

Registered Surveyor.

SKETCH

Scale 40 feet to an inch



Cottage now completed.
CAR PORT ADDED.

11. 8. 67.

Registered under Real Property Ordinance (Act)
and the Surveyors Act (N.S.W.)

Australian Capital Territory

Building Ordinance 1964

Canberra Building Regulations

CERTIFICATE AS TO FITNESS FOR OCCUPANCY AND USE

87

I certify that a ~~single~~ Residence ^{Corc.} Masonry on Block 30 of Section 20 at GARRAN is fit for occupation and use.

Plan No. 12838, 12838/A+B

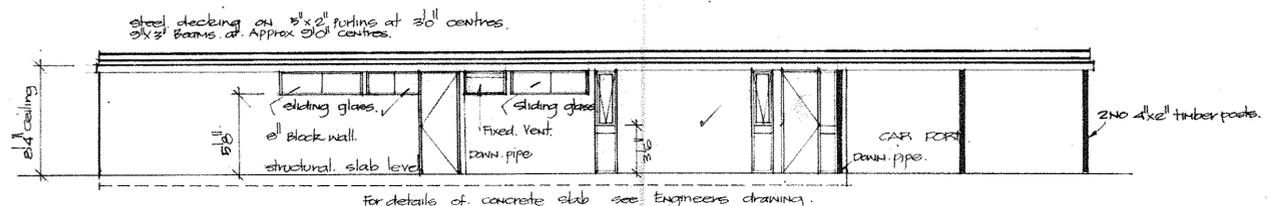
Permit Holder W. J. Douglas

Lessee W. P. & M. L. BUTLER

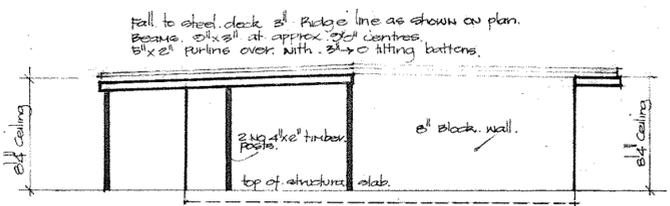
[Signature]

..... Proper Authority

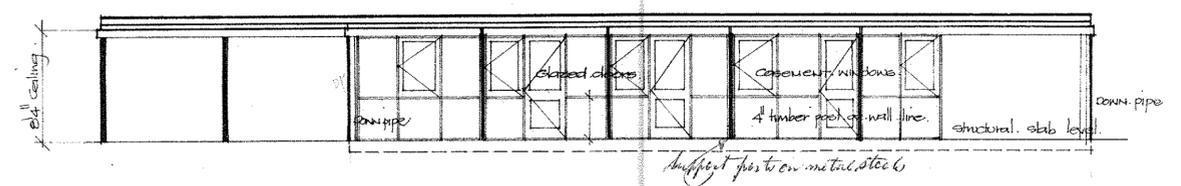
Date 21st August 1967



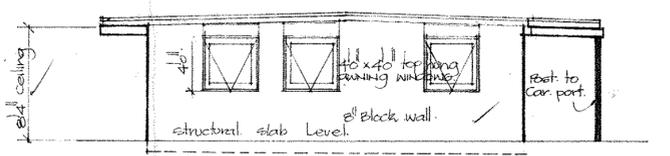
SOUTH ELEVATION.



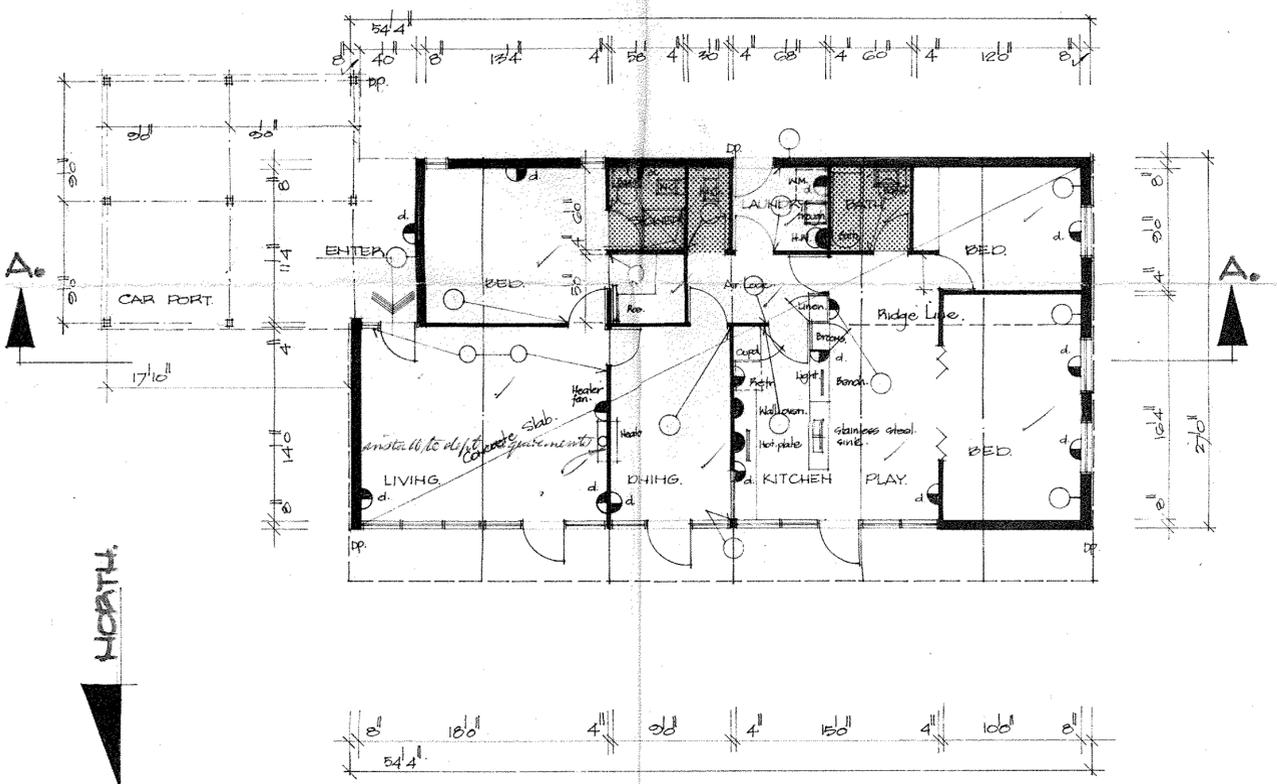
EAST ELEVATION.



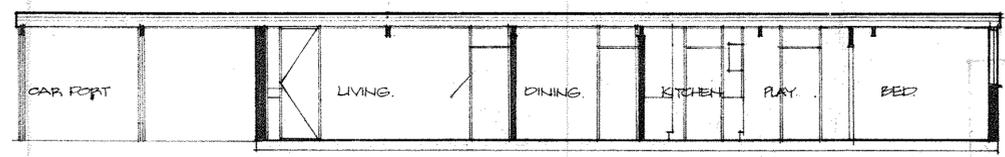
NORTH ELEVATION.



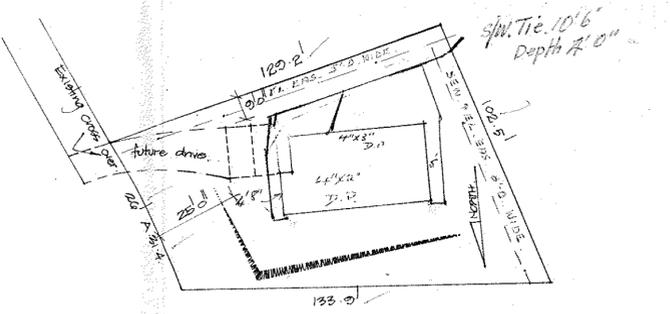
WEST ELEVATION.



PLAN. SCALE 8'0" to 1"



SECTION A.A.



SITE PLAN. SCALE 40' to 1"

A check survey is to be lodged at the Building Section and no work on this project is to proceed above ground level without prior approval.

SCHEDULE OF FINISHES.

Exterior. Natural Bassar.
 Woodwork creosote stain
 Joinery Painted.

Interior. Walls generally natural Bassar
 Bathrooms, W.C. & Laundry plastered with tile to fill
 floors. Granolithic Cork to Kitchen, play, Airlock & Din
 Mosaic tile to Bathrooms, W.C. & Land

Ceilings. Gyprok.

Joinery Stained - Paint to wet areas.

APPROVED SUBJECT TO COMPLIANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.

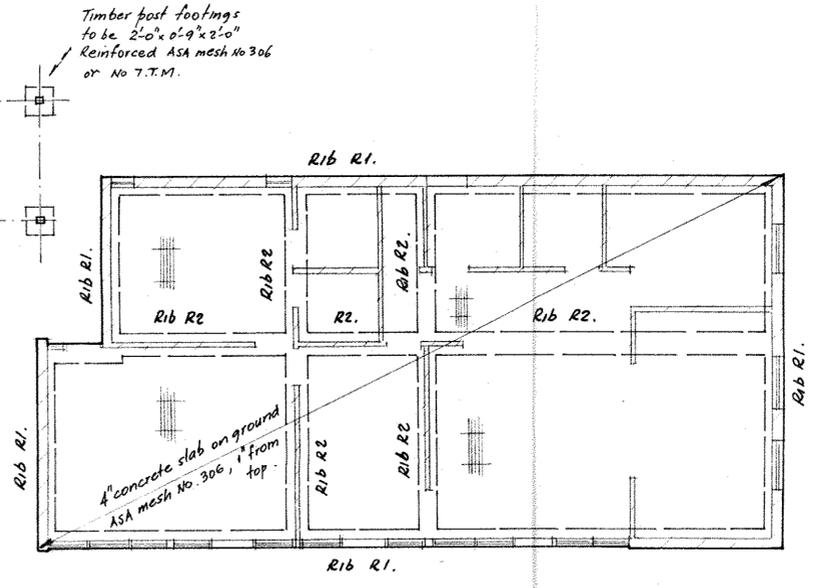
- 2 power outlet (finger safety)
- 13 double power outlet
- 3 direct power outlet
- 6 wall light
- 12 ceiling light
- 3 strip light
- 40 tbl.

PLANNED BY: J. J. ...
 DRAWN BY: J. J. ...
 CHECKED BY: J. J. ...
 APPROVED BY: J. J. ...
 12 DEC 1966

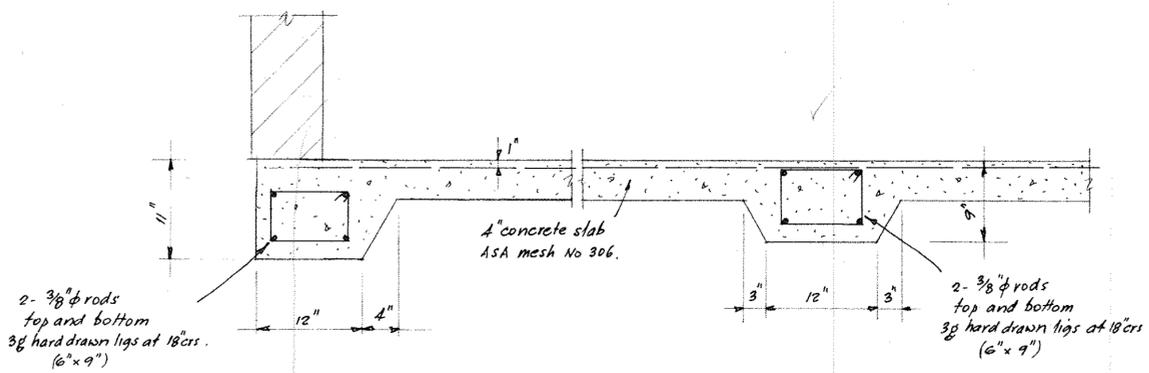
BUTLER RESIDENCE
 'BOULAS' building & design group
 30/20 GARRAM
 P.O. Box 742 Canberra City.

ANDS BRANCH DEPT. OF THE
 CANBERRA BUILDING REG.
 PLAN No. B/S 12855
 17 NOV 1966

BUILDING TO BE CONSTRUCTED
 ACCORDANCE WITH THE C.
 BUILDING REGULATIONS A
 CODES OR AS DIRECTED.

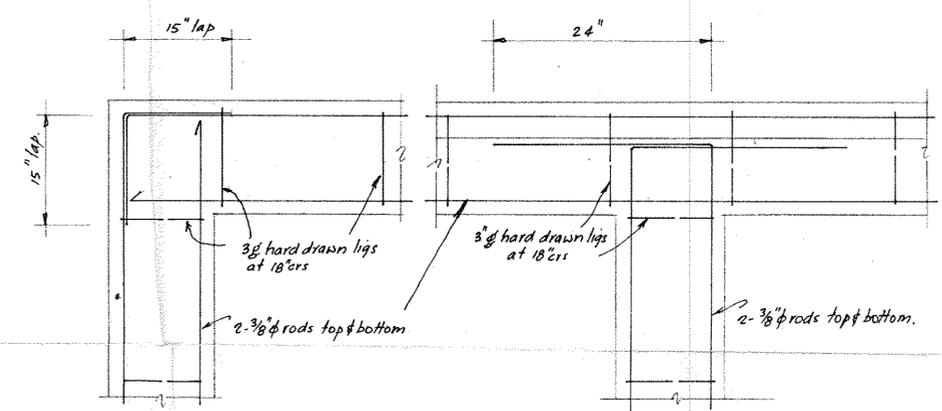


GROUND FLOOR AND FOUNDATION PLAN.



TYPICAL EXTERNAL RIB R1.

TYPICAL INTERNAL RIB R2.



TYPICAL SPLICING OF REINFORCEMENT AT CORNERS.

GENERAL NOTES :-

1. Codes: All work shall conform to its respective S.A.A codes. Concrete ca2, 1963, Steelwork int. 351, Welding int. 352.
2. Concrete Strength: All concrete shall have a minimum compressive strength at 28 days of $F_c' = 3000$ psi. Tests shall average $1/2 F_c' = 3600$ psi at 28 days.
3. Concrete cover: Reinforcement shall have the following concrete cover Ribs, 1 1/2" sides, 1" top, 2" bottom, Footings 3".
4. Laps and Splices: Main reinforcement shall be supplied in lengths shown on the drawings and not be spliced for the purpose of lengthening. Distribution rods to lap 40 dias. Mesh to lap 18" min. both directions
5. Variations: All variations from these drawings must be approved by the Engineers
6. Dimensions: Engineers drawings must not be scaled, obtain all dimensions from Architects drawings or from actual site.

APPROVED
 PROPOSED AUTHORITY
 R. J. [Signature]
 12 DEC 1966

**PROPOSED RESIDENCE
 AT BLOCK 30, SECTION 20, GARRAN, A.C.T.
 FOR MR & MRS BUTLER**

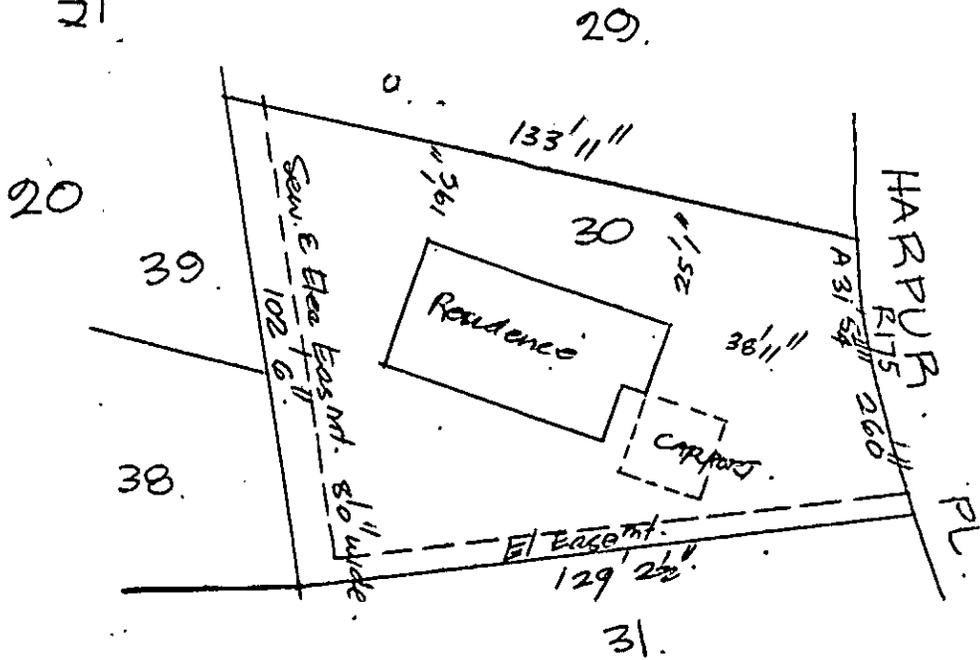
DAILY & MOSS Consulting Engineers, 71 LONDON CIRCUIT, CANBERRA, CITY T.N. 490737	Prints issued:	Date: 11-11-66
	Scale: 1/8" = 1'	G. D.
Job No: D8	Revisions:	Sheet No: 1.
Douglas Building and Design Group P.O. Box 742, CANBERRA CITY.	Orig. No: 115	

S/n

12888/A



SCALE. 40' to 1"



Continued 26/5/67
 REVISED SITE PLAN

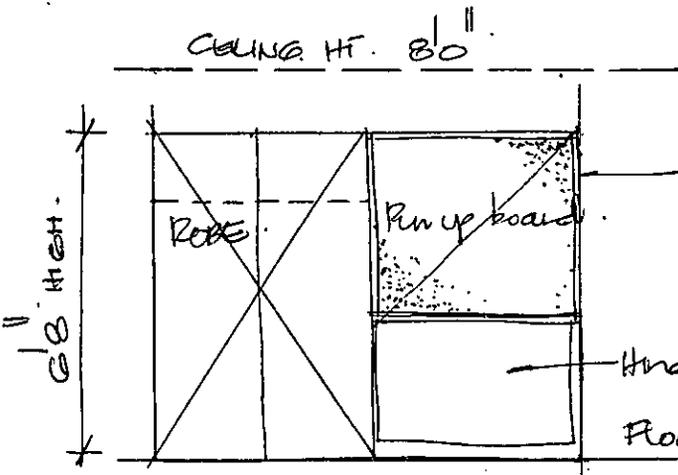
RESIDENCE FOR MR & MRS BUTLER
 30/20 GARRAN ACT.
 AMENDED DRAINAGE PLAN REQUIRED
 DOUGLAS BUILDING & DESIGN GROUP
 PO BOX 742 CANBERRA CITY ACT.

William Phally 28 5 67
John 25 15 - 11 67

APPROVED
 PROPER AUTHORITY
 UNDER CANBERRA BUILDING REGULATIONS
 16 JUN 1967

BLOCK 30 SECTION 20. GARRAN.

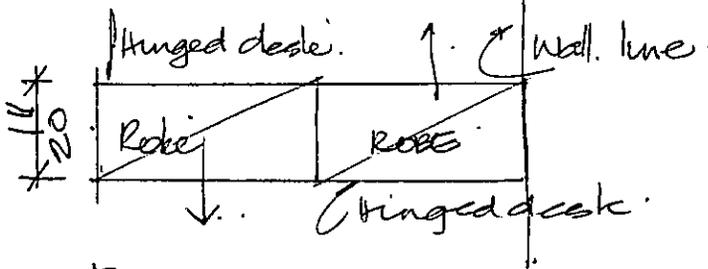
RECEIVED
 THE INTERIOR
 AUG 1967
 BUILDING SECTION
 ANDS BRANCH DEPT. OF THE
 CANBERRA
 PLAN No. B/12838/B



Signature

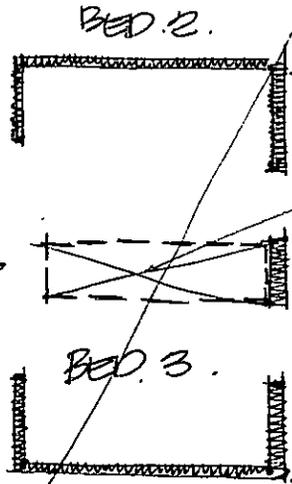
ACCORDING TO THE REQUIREMENTS &
 REGULATIONS OF THE ACTING
 BUILDING REGULATIONS AND S.A.
 CODES OR AS DIRECTED.

ELEVATION.



PLAN.

SCALE 1/4" = 10"



FAMILY.

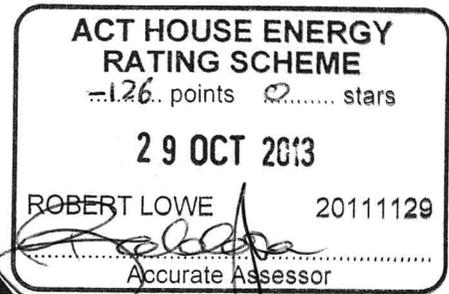
SCALE 1/8" = 10"

-/ 1/19
 ENGINEER FOR WATER SUPPLY AND SEWERAGE
-/ 1/19
 CHIEF ELECTRICAL ENGINEER
-/ 1/19
 STRUCTURAL ENGINEER
-/ 1/19
 ARCHITECT AND VALUER

PLAN SHOWING POSITION OF UNIT
 SENIOR TECHNICAL OFFICER
 3/18/1967

APPROVED *Signature* 1/19
 PROPER AUTHORITY

FirstRate Report



YOUR HOUSE ENERGY RATING IS:
in Climate: 24

0 STARS
SCORE: -126 POINTS

Name: Porter

Ref No:

House Title: Block 30 Section 20 Garran

Date: 29-10-2013

Address: 24 Harpur Place, Garran ACT 2605

Reference: C:\...EER - 24 HARPUR PLACE, GARRAN ACT 2605

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

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: 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.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-126	<input type="text" value="70"/>										
Potential	24	<input type="text" value="17"/>										

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 ceiling insulation	R 4	106
Change glass to Double Glazing	100 %	16
Change curtain to Heavy Drapes & Pelmet		18
Seal Internal Doors		2
Seal Gaps & Cracks		4
Weather strip entry door		5

ORIENTATION

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

Current Rating	-126	No Stars
-----------------------	-------------	-----------------

Largest windows in the dwelling;

Direction : NNE

Area : 28 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. North	-128	No Stars
2. North East	-127	No Stars
3. East	-132	No Stars
4. South East	-137	No Stars
5. South	-139	No Stars
6. South West	-146	No Stars
7. West	-147	No Stars
8. North West	-140	No Stars

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 30 Section 20 Garran, 24 Harpur Place, Garran ACT 2605,

Assessor's Name: Robert Lowe 20111126

Net Conditioned Floor Area: 108.9 m²

Feature	Points		
	Winter	Summer	Total
CEILING	-84	-20	-103
Surface Area: 0 Insulation: -103			
WALL	-18	4	-13
Surface Area: -4 Insulation: -22 Mass: 13			
FLOOR	11	0	11
Surface Area: 0 Insulation: -2 Mass: 14			
AIR LEAKAGE (Percentage of score shown for each element)	-5	0	-5
Fire Place 0 % Vented Skylights 0 %			
Fixed Vents 0 % Windows 17 %			
Exhaust Fans 0 % Doors 46 %			
Down Lights 0 % Gaps (around frames) 37 %			
DESIGN FEATURES	0	0	0
Cross Ventilation 0			
ROOF GLAZING	0	0	0
Winter Gain 0 Winter Loss 0			

WINDOWS							-14	-14	-29
Window Direction	Area		Point Scores						
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total			
NNE	28	25%	-47	36	-9	-20			
SSW	5	5%	-7	3	-2	-5			
WNW	4	4%	-7	8	-4	-3			
Total	37	34%	-61	46	-14	-29			

* 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 3 points

		Winter	Summer	Total
RATING	No Stars	-109	-30	-126*

* includes 13 points from Area Adjustment

Detailed House Data

House Details

ClientName Porter
 HouseTitle Block 30 Section 20 Garran
 StreetAddress 24 Harpur Place, Garran ACT 2605
 AssessorName Robert Lowe 20111126
 FileCreated 29-10-2013

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	74.5m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	4.0m ²
3	Concrete Slab on ground	No Subfloor	No	No	No	Cork	R0.0	42.5m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	44.7m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R0.0	121.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	SSW	2.0m	0.3m	No	SG	TIMB	NC	No	3.7m	3.7m	0.0m
2	SSW	2.2m	0.4m	No	SG	TIMB	HB	No	0.0m	0.0m	0.0m
3	SSW	2.2m	0.4m	No	SG	TIMB	HB	No	0.0m	0.0m	0.0m
4	SSW	0.5m	1.7m	No	SG	TIMB	NC	No	0.0m	0.0m	0.0m
5	SSW	0.5m	0.9m	Yes	SG	TIMB	NC	No	0.0m	0.0m	0.0m
6	SSW	0.5m	1.2m	Yes	SG	TIMB	NC	No	0.0m	0.0m	0.0m
7	SSW	0.5m	1.8m	Yes	SG	TIMB	NC	No	0.0m	0.0m	0.0m
8	WNW	1.1m	1.2m	No	SG	TIMB	NC	No	0.0m	0.0m	0.0m
9	WNW	1.1m	1.2m	No	SG	TIMB	NC	No	0.0m	0.0m	0.0m
10	WNW	1.1m	1.2m	No	SG	TIMB	NC	No	0.0m	0.0m	0.0m
11	NNE	2.2m	4.5m	No	SG	TIMB	NC	No	1.5m	1.5m	0.2m
12	NNE	2.2m	2.7m	No	SG	TIMB	NC	No	1.5m	1.5m	0.2m
13	NNE	2.2m	5.4m	No	SG	TIMB	CW	No	1.5m	1.5m	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 ? Average

Air Leakage Details

Location Suburban
 Is there More than One Storey ? No

Is the Entry Door Weather Stripped ? No
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 40m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	1
Unflued Gas Heaters		0
Percentage of Windows Sealed		90%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		No

TIMBER PEST INSPECTION REPORT

Prepared in accordance with

Australian Standard AS 4349.3 "Inspection of Buildings Part 3"

24 Harpur Place

Garran ACT 2605

Visual Timber Pest Inspection & Report in accordance with AS 4349.3

Address of Property Inspected	24 Harpur Place, Garran ACT 2605
Surname of Property Owner	Porter
Inspection Date	Tuesday, 29 October 2013

Summary Sheet

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 the 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 with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

1. ACCESS

There are no area(s) and/or section(s) to which access should be gained

2. TERMITE ACTIVITY

No active subterranean termites (live specimens) were found

No visible evidence of subterranean termite workings or damage was found

3. BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found

4. DECAY FUNGI

Evidence of damage caused by wood decay (rot) fungi was found.

- Timber decay was found in the base of some of the fence timbers, and areas of the timber rails, in the hardwood timber paling fence of the property.
- General weathering and timber decay was found in several exposed timbers of the house and carport.
- Water staining/damage and some decay was noted in skirting boards in the built in robe, of the main bedroom, adjoining the ensuite.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.

Conditions of this Inspection

- 1. 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**, prepared in accordance with 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, or in any other areas that are concealed or obstructed.

The Inspector **did not** dig, gouge, force or perform any other invasive procedures. An invasive Inspection will not be performed unless a separate contract is entered into.

In an occupied property, it must be understood that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed.

In the case of strata type properties, only the interior of the unit is inspected.

- 2. SCOPE OF REPORT:** This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building and Site (see note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

3. Limitations

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic Mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.

Property: 24 Harpur Place, Garran ACT 2605

4. **DETERMINING EXTENT OF DAMAGE:** This Report is **not** a structural damage Report. This is not a structural building report, and any inexperienced opinion we provide on timber damage **cannot** be relied upon. This Report **will not** state the full extent of any Timber Pest damage. It will state Timber Pest Damage found as either 'slight', 'moderate', 'moderate to extensive', or 'extensive', and 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. In this case, an Invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended, and you should arrange for a qualified professional such as a builder, engineer, or architect to carry out a structural Inspection 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, are responsible or liable for the repair of any damage; whether disclosed by the Report or not.
5. **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 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 licensed Inspector (including, but not limited to, any area(s) or section(s) specified by the Report).
6. **STRATA OR COMPANY TITLE PROPERTIES:**

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?	No
Was the inspection limited to assessing the interior and immediate exterior of a particular unit?	No

NOTE: Unless the common property is also inspected, this report is confined to the interior and immediate exterior of a unit dwelling only. This may be of limited value to the Client as it does not provide any authority that the unit and its associated premises is free from past, current and observable timber pest risks within the limits otherwise set out in this report.

In addition, the Client may have additional liability for Timber Pest Attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

Visual Timber Pest Report

1.1

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

Type of Building	Free standing double brick residence
Flooring	Concrete slab on ground
External walls	Double brick
Roof framing	Flat Roof constructon
Fences	Timber fencing and colorbond fencing

1.2. AREA(S) INSPECTED:

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

1.3. AREA(S) NOT INSPECTED:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

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, and hollow blocks/posts etc.

1.4. OTHER AREA(S) TO WHICH REASONABLE ACCESS FOR INSPECTION WAS NOT AVAILABLE AND WHY: The roof void, due to the flat metal roof.

NB. Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

1.5. AREA(S) IN WHICH VISUAL INSPECTION WAS OBSTRUCTED OR RESTRICTED AND WHY:

Areas of the timber fences were concealed by vegetation.

NB. Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

Property: 24 Harpur Place, Garran ACT 2605

1.6. HIGH RISK AREA(S) TO WHICH ACCESS SHOULD BE GAINED, OR FULLY GAINED, SINCE THEY MAY SHOW EVIDENCE OF TIMBER PESTS AND/OR DAMAGE: N/A

1.7. THE PROPERTY WAS UNFURNISHED AT THE TIME OF INSPECTION:

Where a property is furnished at the time of Inspection, it must be understood that the furnishings and stored goods may be concealing evidence of Timber Pest activity. This evidence may be revealed when the property is vacated, and a further Inspection of the vacant property is strongly recommended if the house was furnished at the time of inspection.

1.8. UNDETECTED TIMBER PEST RISK ASSESSMENT IS CONSIDERED Low/Moderate

NB. Where the risk is considered “Moderate” or “Moderate-High” or “High”, a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant

2. SUBTERRANEAN TERMITES:

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

2.2. A termite nest was not found.

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

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

2.4. No evidence of timber damage was visible at the time of the Inspection.

2.5. VERY IMPORTANT:

If live termites or any evidence of termite workings or damage was reported above, within the building(s) or in the grounds and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out, such as when wall linings, cladding or insulation are removed; or if you arrange for an invasive Inspection. We claim no expertise in structural engineering or building, and we strongly recommend that you have a qualified professional such as a builder, engineer, architect or other qualified expert 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 and Limitations’).

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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 that the termites may continue to cause further damage. It is not possible, without 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 or climatic conditions, or they may have been utilizing an alternative feeding source.

Continued, regular Inspections are essential. Unless written evidence of a termite protection program in accordance with 'AS 3660' with ongoing Inspections is provided, you must arrange for a treatment in accordance with 'AS 3660' to be carried out to reduce the risk of further attack.

2.6. PREVIOUS TERMITE TREATMENT: No signs of a Termite treatment were found or evidence of a possible previous termite treatment.

NB. If there is evidence of drill holes in concrete or brickwork, bait stations or other signs of a possible previous treatment are 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 metre box, indicating the type of termite shield system, treated zone or combination that has been installed.

2.7. TERMITE MANAGEMENT: A durable notice (termite management notice) was not found during the Inspection, indicating a barrier system has not been installed.

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 enquiries 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 accordance with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

2.8. GENERAL REMARKS:

Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive Inspection be performed. Trees on and near the property up to a height of 2 metres, have been visually Inspected where possible and practicable, for evidence of Termite activity.

It is very difficult to locate termite nests since they are underground, and evidence in trees is usually well concealed. Therefore, we strongly recommend that you arrange to have the medium to large eucalypt trees within a 50 metre radius of the property test drilled for evidence of termite nests.

3. BORERS OF SEASONED TIMBER:

3.1. No visible evidence of borers was found.

General Description of Attack As the attack proceeds, borer larvae eat through the wood leaving a dust called "frass". Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

IMPORTANT NOTE: As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

Economic Significance Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

The **Lyctid Borer** The most common lyctid borer in Australia is **Lyctus brunneus (powder post beetle)**. Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger- dimensional timbers (such as rafters, bearers and joists) in a building 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 cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

The **Anobiid Borer** There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

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Other Borers: A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program: Wherever practical, remove any conditions conducive to attack (e.g. Anobium borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

4. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI:

4.1. Evidence of damage caused by wood decay (rot) fungi was found.

- Moderate timber decay was found in the base of some of the fence timbers, and areas of the timber rails, in the hardwood timber paling fence of the property.
- General weathering and timber decay was found in several exposed timbers of the house and carport.
- Water staining/damage and some decay was noted in skirting boards in the built in robe, of the main bedroom, adjoining the ensuite.

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

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of the timber over a period of time and include the assessment

Property: 24 Harpur Place, Garran ACT 2605

of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

5. CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS:

5.1. WATER LEAKS: At the time of the inspection a possible leak was found to be present, associated with the ensuite shower base.

Water leaks, especially in or into the subfloor, or against the external walls; increase 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.

NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

5.2. MOISTURE/DRAINAGE: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

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5.3. VENTILATION: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

5.4. HOT WATER SERVICES AND AIR CONDITIONING UNITS: The waste pipe for the pressure relief valve of the hot water system needs to be extended to drain away from the house.

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

5.5. SLAB EDGE EXPOSURE: The slab edge inspection zone does not apply to this property.

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.

NB. 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.

5.6. WEEP HOLES IN EXTERNAL WALLS: Weep holes are not applicable to this property.

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, and covering the weep holes in part or in whole may allow undetected termite entry.

5.7. TERMITE SHIELDS: Not applicable as the home is built on a concrete slab.

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If 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

Property: 24 Harpur Place, Garran ACT 2605

concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. 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.

5.8 BRIDGING OR BREACHING OF TERMITE BARRIERS AND INSPECTION ZONES: No bridging or breaching was found.

“Bridging” is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. “Breaching” is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

5.9 OTHER AREA(S) AND/OR SITUATIONS THAT APPEAR CONDUCTIVE TO (MAY ATTRACT) SUBTERRANEAN TERMITE INFESTATION: Medium to large eucalypt trees within a 50 metre radius property, due to the nesting conditions

6.0. OVERALL ASSESSMENT OF THE PROPERTY:

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

6.2. At the time of the Inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be **Moderate to High**.

6.3. Subterranean Termite Treatment Recommendation: A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **not essential, but 6 to 12 monthly Inspections are essential**.

6.4. Future Inspections: AS 3660.0-2000 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 accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.

Property: 24 Harpur Place, Garran ACT 2605

DEFINITIONS:

Timber Pest Attack: Means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity: Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage: Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard: Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Conditions Conducive to Timber Pest Attack: Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas: Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client: Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant: Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

Property: 24 Harpur Place, Garran ACT 2605

Building and Site: Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests: Means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

Chemical Delignification: The breakdown of timber through chemical action.

Fungal Decay: The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.

Wood Borers: Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

Termites: Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests: Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing: Means where appropriate the carrying out of Tests using the following techniques and instruments:

(a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;

(b) stethoscope - an instrument used to hear sounds made by termites within building elements;

(c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and

(d) sounding - a technique where timber is tapped with a solid object.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS:

You should read and understand the following important information. It will help explain what is involved in a Timber Pest Inspection, the difficulties faced by a Timber Pest Inspector, and why it is not possible to guarantee that a property is free of Timber Pests. It also details important information about what you can do to help protect your property from Timber Pests. This information forms an integral part of the Report. Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests any timber in contact with soil such as form -work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should 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."

REASONABLE ACCESS:

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

Building Exterior, Roof Exterior and Site The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as

Property: 24 Harpur Place, Garran ACT 2605

building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Property: 24 Harpur Place, Garran ACT 2605

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, and 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.

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

IMPORTANT NOTE As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment

Property: 24 Harpur Place, Garran ACT 2605

are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises 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 minimised.

Property: 24 Harpur Place, Garran ACT 2605

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

RISK MANAGEMENT OPTIONS:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

CONTACT THE INSPECTOR:

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

If you have any questions at all or require any clarification then contact the Inspector prior to acting on this Report.

The Inspection and Report was carried out by: Mark DeVries - 0419249643

Date – Tuesday, 29 October 2013

SIGNED FOR AND ON BEHALF OF:

ACT Property Inspections
PO Box 576
Erindale Centre ACT 2903

Signature:



Notice to the Purchaser

- a)** Prior to or on Exchange, and prior to the commencement of the 'Cooling-off Period', you were given an Inspection Report on the Property you intend on 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 AS4349.3 to be carried out prior to exchange, or prior to the expiration of any 'Cooling off Period', and prior to settlement.

- b)** If the Report indicated the presence of Termites, termite damage or recommends any treatments or other Inspections and Reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other Reports.

It is strongly recommended that you arrange for an Inspection and Report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building Inspection in accordance with AS 4349.1.

- c)** If you fail to procure a further Inspection and report as recommended in (a) and (b), or fail to obtain copies of the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further Inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports.

It will be deemed that you have relied upon your own enquiries and the report, knowing the possible consequences and that the condition of the property, as stated in the report, may have changed.

- d)** The person carrying out the Inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.

Property: 24 Harpur Place, Garran ACT 2605

Limited Liability to a Purchaser within the Australian Capital Territory

This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property.

The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

- (a) The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and
- (b) The date on which the contract was entered into was not more than 180 days after the date of the inspection; and
- (c) The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.
- (d) The service requested is the Standard Inspection Report.

Important Asbestos Advice for ACT homes built before 1985

Asbestos is hazardous but it can be managed safely.

Follow the three steps for managing materials containing asbestos (MCAs) in your home.

Step 1. Identify where MCAs may be in your home

When was your house built?

- If your house was built before 1985, the table below gives you an indication of where you are likely to find MCAs in your home. There is also a diagram on the back of this sheet showing where MCAs are commonly found.
- If your house was built after 1985, it is unlikely to contain MCAs.
- If in doubt, assume that materials DO contain asbestos.

Common locations of MCAs in ACT homes*

(Percentage (%) of properties sampled where asbestos was detected)

Location	Pre 1965	1965–1979	1980–1984	1985–now [#]
Eaves	86%	92%	40%	0%
Garage/shed	80%	70%	15%	0%
Bathroom	54%	75%	50%	0%
Laundry	75%	80%	50%	0%
Kitchen	52%	23%	15%	0%

*Results of 2005 Asbestos Survey of over 600 ACT Homes. [#]One MCA was found in a 1985 house supporting roof tiles on a gable end.

Step 2. Assess the risk

Visually check the condition of the MCA – is it cracked, broken, etc?

- If it's in good condition and left undisturbed, it does not pose a health risk.
- If you suspect it is not in good condition, arrange for appropriate maintenance or removal by a qualified person.

Step 3. Manage safely

Make sure you remember to:

- Keep an eye on MCAs to make sure they remain in good condition.
- Consider removal of the MCA by a qualified person, when renovating or doing home repairs.
- Inform tradespeople working on your home of the location of any possible MCAs.
- Engage a qualified person if you decide to obtain a professional asbestos report on MCAs in your home.

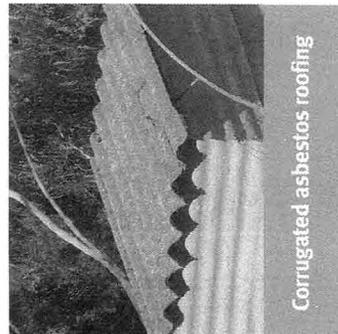
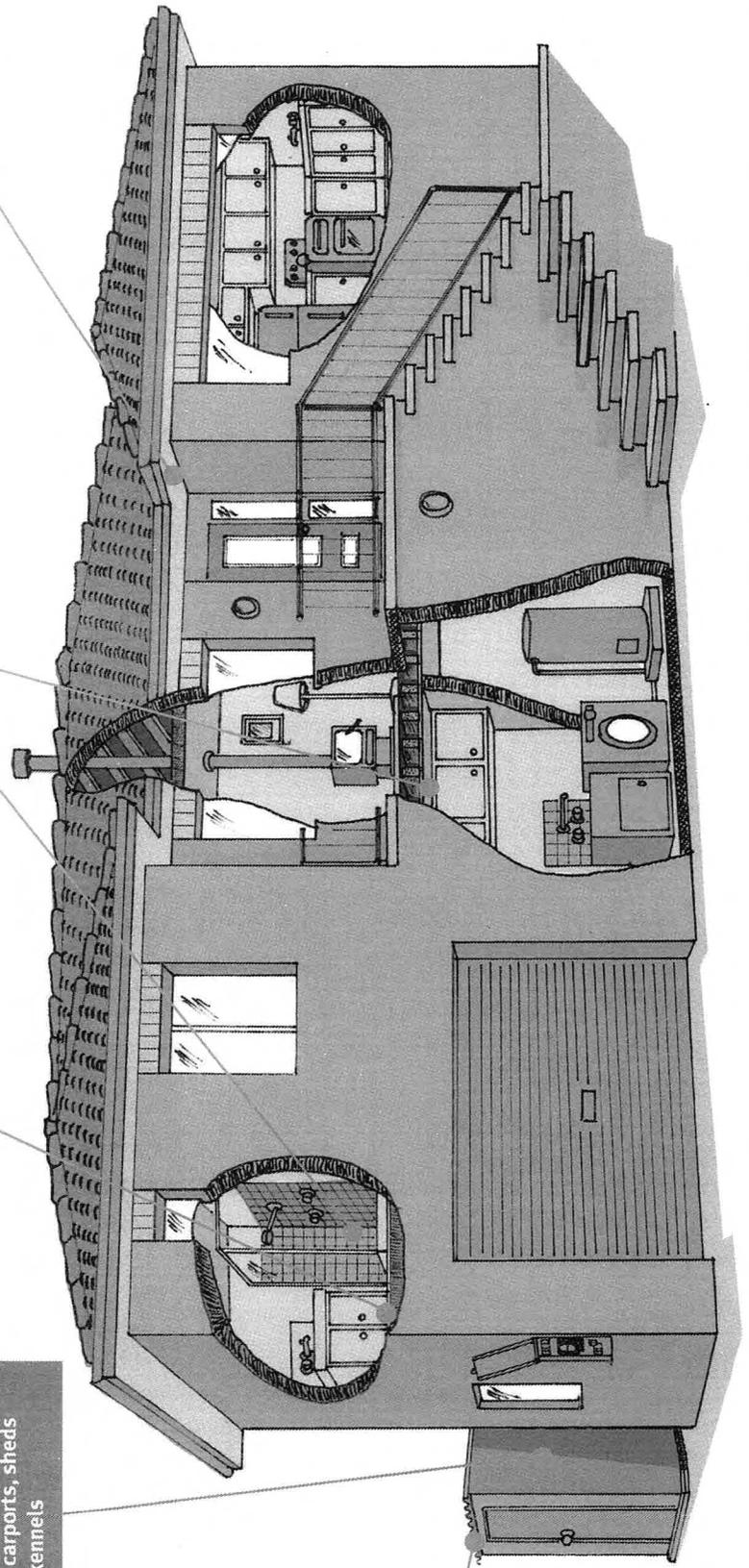
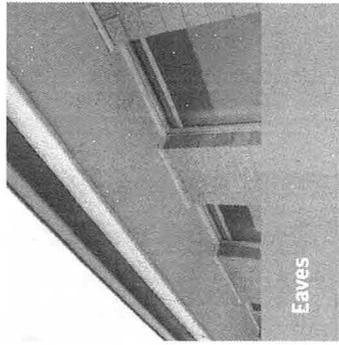
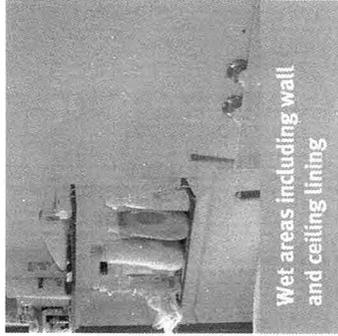
For further information or advice on managing asbestos or home renovations visit the asbestos website www.asbestos.act.gov.au or call 13 22 81.



Asbestos Awareness.
Helping everyone breathe easier.

Common locations of materials containing asbestos in ACT homes

If your house was built before 1985, some of the materials it was built from probably contain asbestos.



Asbestos Awareness.

Helping everyone breathe easier.



Certificate of Insurance

CLASS OF BUSINESS:	MISCELLANEOUS PROFESSIONS INSURANCE
POLICY NUMBER:	IAL121A5Z657/00467
NAMED INSURED:	Robert Lowe
INSURED'S BUSINESS:	Energy Efficiency/Home Sustainability/Renewable Energy Consultant
POLICY PERIOD:	01/09/2013 to 01/09/2014
RETROACTIVE DATE:	UNLIMITED (excluding known claims and circumstances)
INDEMNITY LIMIT:	<p>Professional Indemnity \$1,000,000 (Costs exclusive any one claim) AGGREGATE INDEMNITY LIMIT \$2,000,000.</p> <p>Public & Products Liability Not Insured</p> <p>Any one OCCURENCE and in the aggregate in respect of PRODUCT LIABILITY arising out of the provision of Energy Efficiency/Home Sustainability/Renewable Energy Consultant Services</p>
EXCESS:	<p>Professional Indemnity NIL (Costs Exclusive)</p> <p>Public & Products Liability Not Insured</p>
POLICY WORDING:	Professional Indemnity Edgewise MO Aus Steadfast 1 - 2010
INSURER:	W. R. Berkley Insurance Australia.
INSURER SIGNATURE:	 Christian Garling -- General Manager & Underwriter W.R.Berkley Insurance Australia

To: **Wallace Risk Solutions**

Fax No:

Attention: **James Nicol**

From: **Rado Polic**

Date: **April 4, 2013**

Pages: **1**

CERTIFICATE OF CURRENCY

PUBLIC AND PRODUCTS LIABILITY POLICY

INSURED: **ACT Property Inspections**

POLICY NUMBER: **BROVR000623**

PERIOD OF INSURANCE: **28/03/2013 to 28/03/2014 At 4pm Local Time**

LIMIT OF INDEMNITY: **\$ 20,000,000 any one occurrence Public Liability and
\$20,000,000 in the aggregate in respect of Products Liability;
\$1,000,000 in the aggregate Errors and Omissions**

EXCESS: **\$ 1,000 (costs Inclusive) anyone originating cause but
\$2,500 in respect of errors and omissions**

UNDERWRITER: **Vero Insurance.**

Yours faithfully,



Rado Polic
Operations and Liability Underwriting Manager
Ph: +61 2 8274 8104

Signed at: Sydney, Australia on 04 April, 2013



ACT Property Inspections

PO Box 576
Erindale ACT 2903
Australia
Phone: (02) 6292 2278
A.B.N.: 26 475 029 070

Invoice: 11138

Tax Invoice

Invoice date: 03/10/2013

Bill to:

Margaret Porter
24 Harpur Place, Garran ACT 2605

Due:

03/10/2013

ITEM	DESCRIPTION	QTY	UNIT PRICE (inc GST)	TAX TYPE	AMOUNT (inc GST)
1.0	ACTPLA Fees - No GST	1	132.70	GST Free	132.70
1.1	Property Report	1	757.30	GST	757.30
1.2	Energy Efficiency Report - Complimentary	1	0.00	GST	0.00

GST:	\$68.85
Total (inc GST):	\$890.00
Amount Paid:	\$890.00
AMOUNT DUE:	\$0.00

Notes

Paid in full 03/10/2013. Thank you for your payment.



How to pay



Bank Deposit

Bank Name: ANZ
BSB: 012517
Account Number: 265834318
Account Name: ACT Property Inspections
Reference: 11138



Mail

Make your cheque payable to:
ACT Property Inspections
Detach this section and mail with your cheque to:
PO Box 576
Erindale ACT 2903

INVOICE NUMBER: 11138

AMOUNT DUE: \$0.00