

## FIRST CALL PROPERTY INSPECTIONS

**This portfolio includes:**

- STANDARD PROPERTY (BUILDING) INSPECTION REPORT
- STANDARD TIMBER PEST INSPECTION REPORT
- COMPLIANCE INSPECTION REPORT
- ENERGY EFFICIENCY RATING (EER) REPORT
- RESIDENTIAL CONVEYANCING FILE (BUILDING FILE)
- INSURANCE CERTIFICATE
- INVOICE

**For the property:**

**11 Khull Crescent  
Kambah ACT 2902**

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11 Khull Crescent, Kambah ACT 2902, Australia

## **Standard Property & Timber Pest Report**

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## STANDARD PROPERTY & TIMBER PEST REPORT in accordance with AS 3660.1 - RSA form C3 - 4/3/15 edition

Report number:	2019088
Inspection Date:	04th Mar, 2019
Property Address	11 Khull Crescent, Kambah ACT 2902, Australia

### Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

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

“Building Consultant” means 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.

“Timber Pest Detection Consultant” means 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.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

### Terms on which this report was prepared

#### Property report

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is 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.

“Structural Damage” means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- 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.
- Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- 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.

“Structure” means the loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” means 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.

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

“Major Defect” means 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.

“Secondary Elements” means 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” means 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.

“Minor Defect” means defect other than a Major Defect.

“Serious Safety Hazard” means 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” means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests - 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 - 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.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

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.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. 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.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## TIMBER PEST REPORT

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** 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 & 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.

“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*” 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.

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

- (a) Chemical Delignification - the breakdown of timber through chemical action.
- (b) 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.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) 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.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

**ACCEPTANCE CRITERIA** Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this 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.

## **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.

## **EXCLUSIONS**

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

## Special conditions or instructions

Special conditions or instructions

The following apply in the ACT

### Standard Inspection Report in accordance with AS 4349.1 or AS 4349.3

#### 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, this report is valid for 180 days from date of 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 a Standard Inspection Report.

#### IMPORTANT NOTE FOR INSPECTIONS IN THE AUSTRALIAN CAPITAL TERRITORY

For Residential Properties in the Australian Capital Territory, please be advised of the following matters:

- (a) that, in accordance with Civil Law (Sale of Residential Property) Regulations 2004, within 7 days after this report is prepared, the following information will be given to the Territory for inclusion in a publicly available register:
  - (i) the fact that the report has been prepared;
  - (ii) the street address of the property;
  - (iii) the inspection date stated in this report;
  - (iv) the name of the person who prepared the report; and
  - (v) if the person who prepared this report did so as an employee or agent of another entity – the name and contact details of that other entity.
- (b) that the person who prepared this report (or that person's employer or principal) may give a copy of this report, on payment of a reasonable charge, to a person who entered into a contract to buy the property.

This report is valid for 180 days after the date of inspection.

**Asbestos Disclaimer** – No inspections 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 happen to be noted then this may be noted. 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 may contain some Asbestos. If asbestos is noted then you should seek advice from a qualified asbestos removal expert, as to the amount and importance of removal. Access Canberra may hold further information of Asbestos being installed or removed from the property.

## The parties

Pre-engagement inspection agreement number:	Booking Form
Name of Client:	Thomas & Amanda Rose
Consultant's name:	Josh Parsons
Company name:	First Call Property Inspections
Company address:	P.O Box 370 Kippax ACT 2615
Company email:	inspections@fcpi.com.au
Company telephone number:	62559222

## SECTION A RESULTS OF INSPECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

### PROPERTY REPORT - SUMMARY

In respect of significant items:

Evidence of Serious Safety Hazards	Was not observed
Evidence of Major Defects	Was not observed
Evidence of Minor Defects	Was observed - see Section D, Item D2 - D22
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Moderate. See Section C for details

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.

For further information including advice on the implementation of a preventative maintenance program see Section G "Important Notes".

### TIMBER PEST REPORT - SUMMARY

In respect of significant items:

Evidence of active (live) termites	Was not found
Evidence of termite activity (including workings) and/or damage	Was not found
Evidence of a possible previous termite management program	Was not found

The next inspection to help detect any future termite attack is recommended in	12 months
Evidence of chemical delignification damage	Was not found
Evidence of fungal decay activity and/or damage	Was not found
Evidence of wood borer activity and/or damage	Was not found
Evidence of conditions conducive to timber pest attack	Was found - See Items E9 - E13
Evidence of major safety hazards	Was not found
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered	Moderate-High. See Section C for details

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.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G "Important Notes".

## SECTION B GENERAL

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

### GENERAL DESCRIPTION OF THE PROPERTY

Residential building type:	Detached house
Number of storeys:	Single storey.
Approximate building age:	40 years
Approximate year when the property was extended:	Not applicable
Smoke detectors:	2 fitted, but not tested
Siting of the building:	Towards the front of a large block.
Gradient:	The land is sloping

Site drainage:	The site appears to be adequately drained.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	The following services were connected: Electricity, Gas, Water, Sewer
Occupancy status:	Occupied and fully furnished
Orientation (to establish the way the property was viewed):	The facade of the building faces southwest Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry

## PRIMARY METHOD OF CONSTRUCTION

Main building – floor construction:	Slab on fill, Slab on ground
Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Timber truss, finished with roofing tiles
Other building elements:	Not applicable
Additional Details:	
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Well maintained

## INCOMPLETE CONSTRUCTION

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
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Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

## SECTION C ACCESSIBILITY

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

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.

“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:

- (a) 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
- (b) 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).

“Building & Site” means 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.

For the Timber Pest Report, the term “Building & Site” is extended to include 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).

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 - the interior of a flat roof or beneath a suspended floor filled with earth. 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.

## AREAS INSPECTED

The inspection covered the Readily Accessible Areas of the property	Building Interior, Building Exterior, Roof Exterior, Roof Space, Outbuildings, The site including fences, Note: Due to the construction design there was no access to the subfloor interior.
Additional comments:	

## AREAS NOT INSPECTED

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects such as timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	Not applicable
Was the inspection limited to assessing the interior or exterior of a particular unit?	Not applicable
Additional comments:	

## OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects:
Building Interior	Roof insulation, Furniture, Clothing and personal effects, Stored articles, Ducting, Floor coverings
Building Exterior	Landscaping, Built-up areas abutting the building, Vegetation
Additional comments:	

## INACCESSIBLE AREAS

Were there any normally accessible areas that did not permit entry?	There was no inspection of:
Building Interior	
Building Exterior	External area of garage to the left hand side and rear due to the close proximity of neighboring property.

## Inaccessible Area Photos

## UNDETECTED DEFECT RISK ASSESSMENT

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:	Moderate
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**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.**

Additional comments:	
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## SECTION D PROPERTY REPORT

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

### D1 Safety hazards

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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## INSIDE CONDITION

### D2 Ceiling

Ceilings	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D3 Internal Walls

Internal Walls	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D4 Floors

Floors	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D5 Internal Joinery

Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D6 Built-in fittings

Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D7 Bathroom fittings

Bathroom fittings	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D8 Other inside detail

Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D9 Roof space

Roof space	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D10 Subfloor space

Subfloor space	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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## OUTSIDE CONDITION

### D11 External walls

External walls	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D12 Windows

Windows	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D13 External doors

External doors (including patio doors)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D14 Platforms

Platforms (including verandahs, patios, decks and the like)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
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### D15 Other external primary elements

Other external primary elements	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
---------------------------------	--

### D16 Other external secondary & finishing elements

Other external secondary & finishing elements	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
---	--

### D17 Roof exterior

Roof exterior (including roof covering, penetrations, flashings)	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--	--

### D18 Rainwater goods

Rainwater goods	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
-----------------	--

### D19 The grounds

The grounds	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
-------------	--

### D20 Walls & fences

Walls & fences	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
----------------	--

## D21 Outbuildings

Outbuildings	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--------------	--

## D22 Minor defects

Monitoring and normal maintenance must be carried out (see also Section G 'Important note'). How many minor defects were noted?	There are some Minor Defects.
Comments on Minor Defects	This comment covers general minor defects which are consistent with similar aged homes- like: Patching/painting. Wear and tear to general surfaces and laminated surfaces. Imperfections. Windows worn. Hairline cracking to bedding and pointing in areas.

## SECTION E TIMBER PEST REPORT

The following items were reported on in accordance with the Scope of Inspection

### TIMBER PEST ATTACK

#### E1 Active (live) termites

Active (live) termites	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
------------------------	--

#### E2 Subterranean termite management proposal

Subterranean termite management proposal	A Proposal is not recommended
Additional Comments	

#### E3 Termite workings and/or damage

Termite workings and/or damage	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--------------------------------	--

#### E4 Previous termite management program

Previous termite management program	No evidence was found.
-------------------------------------	------------------------

#### E5 Frequency of future inspections

The next inspection to help detect termite attack is recommended in:	12 months
--	-----------

Important Note. 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.

#### E6 Chemical Delignification

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

Chemical Delignification	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--------------------------	--

#### E7 Fungal Decay

Important Note. Although no evidence of fungal decay was observed or revealed under test conditions, regular inspections are recommended at intervals not exceeding 12 months. Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

Fungal Decay	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--------------	--

#### E8 Wood Borers

Wood Borers	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
-------------	--

## CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

### E9 Lack of adequate subfloor ventilation

Lack of adequate subfloor ventilation	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
---------------------------------------	--

### E10 The presence of excessive moisture

The presence of excessive moisture	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
------------------------------------	--

### E11 Bridging or breaching of termite barriers and inspection zones

Bridging or breaching of termite barriers and inspection zones	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
--	--

### E12 Untreated or non-durable timber used in a hazardous environment

Untreated or non-durable timber used in a hazardous environment	No evidence was found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
---	--

### E13 Other conditions conducive to timber pest attack

Other conditions conducive to timber pest attack	The following evidence was found
--	----------------------------------

The following evidence was found:

Location	Perimeter of the building.
Affected Elements	Garden beds / Paths or Paving, Landscaping, Vegetation
Defect or Sign	In contact with the ground, Abutting the building
Recommendation	Any material abutting the building may conceal termite entry. These conditions are common to most homes, Removal of conditions conducive to timber pest attack is not practical in this instance. Monitoring and normal maintenance must be carried out

## MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

### E14 Major safety hazards

Major safety hazards	No evidence of defects were found. Monitoring and normal maintenance must be carried out (see also Section G - Important Notes).
----------------------	--

## SECTION F CONCLUSION

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

### PROPERTY REPORT

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average

### TIMBER PEST REPORT

Treatment of Timber Pest Attack is required.	No
In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is	Not Recommended
Removal of Conditions Conducive to Timber Pest Attack is necessary.	No
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	in 12 months

## SECTION G IMPORTANT NOTES

### PROPERTY REPORT - IMPORTANT NOTE

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

### TIMBER PEST REPORT - 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 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 attack, 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 inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

## SECTION H ADDITIONAL COMMENTS

Additional comments	There are no additional comments
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## SECTION I ANNEXURES TO THIS REPORT

Annexures to this report	There are no annexures to this report
--------------------------	---------------------------------------

## SECTION J CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Name:	Josh Parsons
Authorised Signatory:	
Date of Inspection:	04th Mar, 2019



## Pre-Sale Inspection - COMPLIANCE REPORT

### GENERAL INFORMATION

This report is concerned with the property's compliance with the applicable legislation and regulations for that property. First Call Property Inspections will source and use the property's Residential Conveyancing File that we obtain from the Environment and Planning Directorate to assess the property's compliance. Information included in this file may include floor plans, site elevations, survey reports, certificates of occupancy and drainage plans.

First Call Property Inspections hold no responsibility any mistakes, illegibility or omissions within the Residential Conveyancing File.

Development approval is about the design of the development. It ensures the development is appropriate to an area and conforms with any lease requirements, Territory Plan codes, regulations or specific development conditions that may apply to a particular piece of land.

Building approval ensures that any planned building work will be structurally sound and safe, and conforms with the requirements of the Building Code of Australia. Exemptions from building approval may apply to some small structures. Building approval is given by a licensed building surveyor who has been appointed as a building certifier.

Should you wish to obtain any approvals as a result of this report, please contact our office and we can assist you with referral to a licensed Building Certifier.

A copy of the building file is included with this report.

This report is valid for 180 days after inspection date.

### DISCLAIMER

Although a structure may be approved/exempt from building, development or both approvals this does not ensure that it also complies with the Building Code of Australia.

In regard to paved and concrete areas located on easements, approvals are not required, but should the owner of the easement be required to access it, this may be done at property owner's expense.

Please note that this report has been prepared for the sole use of the client at the above mentioned address, or their authorised agent.

The findings of this report are valid for 6 months from the date report was undertaken.

First Call Inspections accept no responsibility for any work or alterations conducted on this property after our inspection.

This report was prepared by First Call Property Inspections.

Property Address	11 Khull Crescent, Kambah ACT 2902, Australia
Block/Section Numbers	B6/ S519
Inspection Date	04 Mar 2019
Report number:	2019088

#### PLANS

Plan Number	Description	Certificate of Occupancy Date	Approved Y/N Comments
69076/A	Metal Garage	11/2/1991	No- See summary
N/A	Front retaining wall	N/A	No- See summary
N/A	Cubby house	N/A	No- See summary

#### CERTIFICATE

Survey Cert	Date	Comments
		EX GOVERNMENT RESIDENCE - No plans or survey on file

#### SUMMARY

Metal garage- requires approvals as it has been extended and encroaches now onto the easement.

Front retaining wall- requires approval due to exceeding 1200mm in height. Approvals have been submitted and awaiting approval.

Cubby house- requires approval due to exceeding 3m in height.

There are no other unapproved structures upon this property during the time of inspection.



## CONVEYANCING PART 2

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

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

**If available, copies of the following documents are provided:**

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

\*\* If YES – this indicates that the property was part of the Loose Asbestos Insulation Program.  
For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**If requested:**

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

### ASBESTOS

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

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

**Please Note:** Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

Search officer comments (if any?)

Search officer initials: Jess

Cost of application: \$119

Date completed:

4/3/2019



Department of Urban Services  
ACT Building Control

12.

# Certificate of Occupancy or Use

Pursuant to Part V of the Building Act 1972, the building consisting of:

Garage

situated at

Block 6	Section 519	Division Kambah
or situated at		

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

Approved plan Nos. 69076/A		
Type of construction* NA	Class of occupancy* 10	(*as defined in the Building Manual A.C.T.)
Permit No. 131682	Name of permit holder meneghei RL	

Endorsements

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.....

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

78561

*[Signature]*  
Deputy Building Controller

11.2.91  
Date

S1/2

PLANS/FILE No. 69076/A



Received Building Control  
BRICK GARAGES COLORBOND GARAGES CARPORTS & SHEDS

# UNIQUE GARAGES

18 Geelong St. Fyshwick-2609 A.C.T. Ph 807292

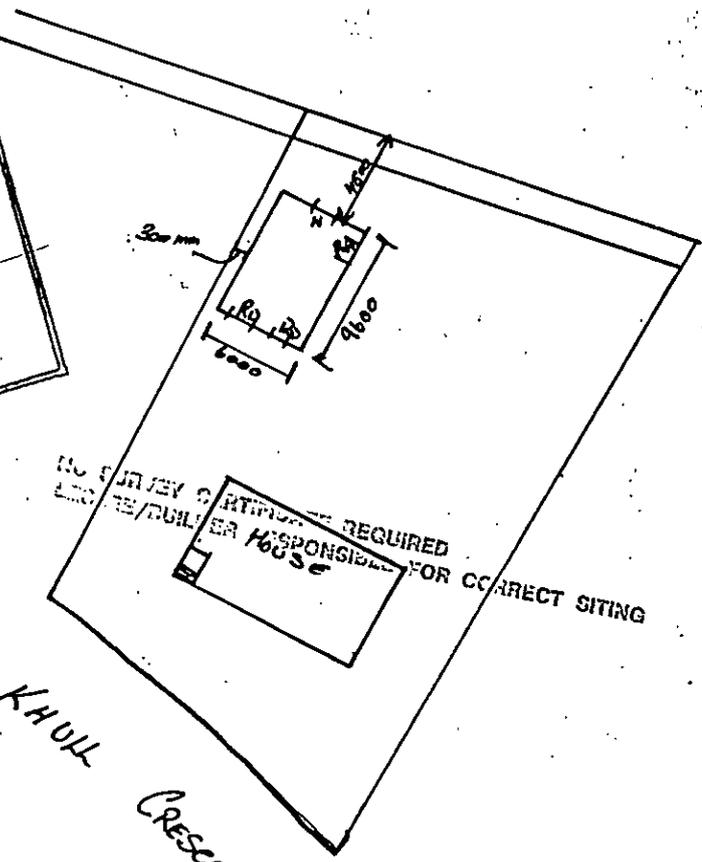
• HOLIDAY HOMES • BRICK & COLORBOND FENCES

Proposed site for a garage, carport or shed to be erected for  
 Mr. CONSTANTINOU of 11 KHULL CRES KAMBAH  
 on Block 6 Section 519 Suburb KAMBAH  
 Unit Size 9.6x6.0x2.2 Stormwater Connection \_\_\_\_\_  
 Builder to erect unit Yes Colour of Roof Zinc  
 Site \_\_\_\_\_ Excavation \_\_\_\_\_  
 Other instructions \_\_\_\_\_

### SITE PLAN

Scale:

BUILDINGS (DESIGN AND SITING)  
 ORDINANCE 1964 AS AMENDED  
 APPROVAL GRANTED  
 16 DEC 1990  
 INTERIM TERRITORY  
 PLANNING AUTHORITY



ACT BUILDING CONTROL  
 Lodged 4/12/90  
 Sent ...../...../.....  
 to

<input checked="" type="checkbox"/> ITPA	<input type="checkbox"/> Gen Works
<input type="checkbox"/> Elect	<input type="checkbox"/> Water
<input type="checkbox"/> Struct	<input type="checkbox"/> Redeval
<input type="checkbox"/> Other	

**DUE** | | |

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

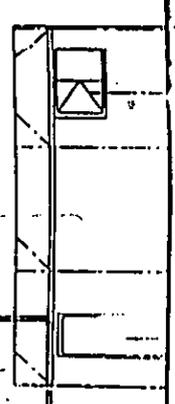
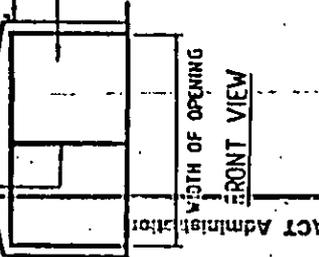
APPROVED FOR CONSTRUCTION BY THE HOLDER OF A "D" CLASS LICENCE.  
 TYPE OF CONSTRUCTION REQUIRED  
 CLASS OF OCCUPANCY: 109  
 14 DEC 1990  
 DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

14 DEC 1990  
 (Signature)

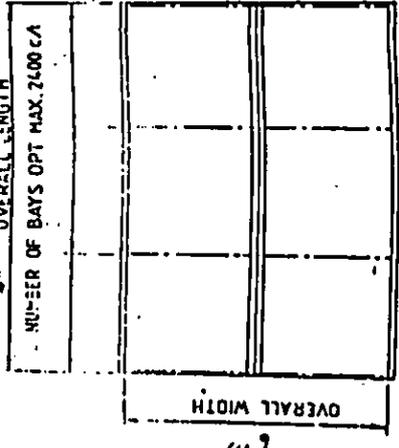
COLOMBIO ROLLER DOORS OR TWIN LIFT UP DOORS WITH CENTRE POST - OPT. TO DOUBLE GARAGE

ROOFING 0.47 GALV. CL FALL 1 IN 10 MIN.

WALL SHEETING 0-6.0 COLOMBOND  
LIFT UP DOOR-FRAME IN 25x25x2 R.H.S. IN 120 ANTISAG BARS. SHEET WITH COLOMBOND

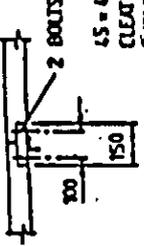


SIDE VIEW



PLAN R.T.S.

CHORDS 45x45x3 ANGLE LAP & WELD AT RIDGE & ENDS EAVE. WELDS 300mm MIN. LENGTH WEBS 120 BAR



45x45x3 ANGLE CLEAR AT JOINT IN PURLINS & GIRTS WHERE LENGTH EXCEEDS 7200

INSTALL TO MANUFACTURERS SPECIFICATIONS

TRUSS CONFIGURATION SPANS 4200 & UNDER BOTTOM CHORD BRACE NOT REQ. FOR 50YR RETURN PERIOD UP TO 44m/s

45x45x3 CAP ANGLE TO POST. 2 BOLTS TO TRUSS

BOLT C/C 100 MIN.

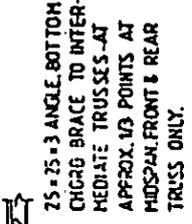
25x25x3 ANGLE KNEE BRACE 800, BOLT EACH END REQUIRED TO EACH POST OF INTERMEDIATE FRAMES WHEN NOMINAL HEIGHT EXCEEDS 2200

NOM. HEIGHT 2200 MAX. WITHOUT KNEE BRACE  
2700 MAX. WITH KNEE BRACE

150 INCREASE AS REQUIRED TO SUIT DOOR OPENING IN FRAME

BUILDINGS APPROVAL GRANTED  
ORDINANCE 1984 AS AMENDED  
6 DEC 1994  
PLANNING AUTHORITY  
INTERIM TERM  
POST - 2x45x45x3 ANGLES WITH 25x25x3 ANGLE SPACERS  
ALL OTHER POSTS  
INTERM. POSTS  
3750  
450  
300

design/10/1988



45x45x3 ANGLE POSTS TO REAR FRAME. 1 AT MID-SPAN FOR SPANS TO 4800. 2 EQUALLY SPACED FOR SPANS OVER 4800. BOLT TO TRUSS

NOTES:

1. CONSTRUCTION TO BE IN ACCORDANCE WITH E.C.T. BUILDING MANUAL.
  2. CONNECT O.P. TO EXISTING S.W.
  3. DESIGN LOADS TO AS 1170 PARTS I & II WIND CATEGORY 3
  4. PURLINS & GIRTS TO BE 75x50 OREGON OR 4x4 CONTINUOUS OVER 2 OR MORE BAYS
  5. BOLTS 10#
  6. FABRICATION TO BE TO AS 2520 & 1550. WELDS 3 CONTINUOUS FILLET.
- 2000mm MIN. CLEARANCE BETWEEN SURFACES OF POSTS.

FOR: **CONSTANTINOU** BLOCK 6 SECTION 579 **KAMBATH**

STANDARD STEEL FRAMED GARAGE  
MANUFACTURED BY UNIQUE GARAGES, No. 18 UNIT 3 CEDONG ST.  
FYSHWICK 807192  
Roy. Franzl P.L.E. - Aust. Consulting Engineer

STRUCTURAL DETAILS  
WITH TRUSS CONFIGURATION FOR SPANS 7200 TO 6000 FOR 50 YR RETURN PERIOD UP TO 38 m/s.

Scale 1:1000 1/70  
Dwg No. GP 10

ADDITIONAL WORK  
WORK AS EXECUTED

Drainage Plan No. 25140 A

# PLAN OF SANITARY DRAINAGE

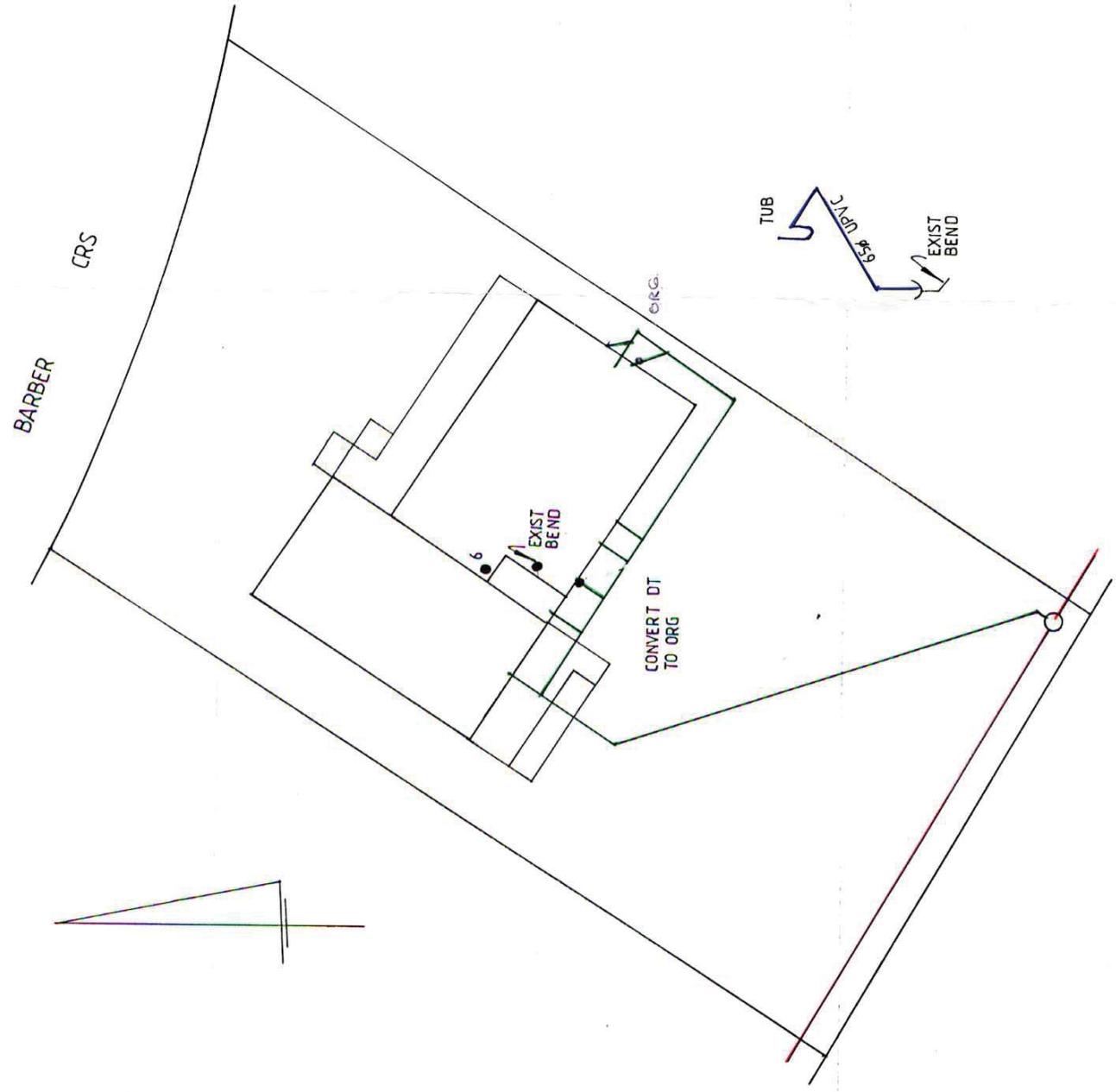
For MR & MRS SHARP

Block 28 Section 7 FLYNN

Scale 1: 200

All work must be carried out in conformity with the Camberra Sewerage  
And Water Supply Regulations

Designed to as 3500



### REFERENCE

D.T.	Disconnector Trap	1.	W. CLOSET	( - )
E.J.	Expansion Joint	2.	BATH	( - )
E.V.	Educt Vent	3.	BASIN	( - )
F.W.	Floor Waste	4.	SHOWER	( - )
I.C.	Inspection Chamber	5.	SINK	( - )
I.O.	Inspection Opening	6.	TROUGH	( 1 )
J.U.	Jump Up	7.	URINAL	( - )
M.H.	Man Hole	8.	CLEANERS SINK	( - )
O.R.G.	Overflow Relief Gully	9.	BIDET	( - )
S.V.P.	Soil Vent Pipe	11.	DISHWASHER	( - )
U.P.V.C.	Unplasticised Polyvinyl Chloride	12.	WASHING MACHINE	( - )
V.C.P.	Vitrified Clay Pipe	13.	GLASS WASHER	( - )
V.P.	Vent Pipe			( - )

### NOTES:

1. Drains to be laid shown in BLUE lines.
2. Existing drains shown in GREEN lines.
3. Existing drains 'X'ed in RED to be abolished to approval.
4. Drains to be supported on or from solid ground.
5. Copper pipes to be in accordance with AS 1432 Table 2 Type B tubes.
6. U.P.V.C. drains including stacks to be constructed in accordance with AS 2032
7. Drains under buildings must be retested. If test fails drains must be replaced.
8. Connection to ACTEW mains by ACTEW at contractors expense.
9. Sewer tie to be located on site before commencing any work.
10. This plan to be read in conjunction with approved Architectural plans and Specifications.
11. ORG levels to be in accordance with AS3500.2 clause 4.6.6.6 & 4.6.6.7.
12. I.O. at Property Boundary to be raised to ground level. See Plumbing Note 3.
13. Provide and install approved fire stop collars to all uppe penetrations of fire rated walls and floors.

CHECKED BY *[Signature]* 16-9-99

Designed by BIRD MOORE & PARTNERS

Ref H759

Drawn 8/99

Original Leith and Bartlett house plans are with  
“leithandbartlettthouseplans”

To purchase copies of Leith and Bartlett house plans ring  
Denis Wylks on 0431 703 502 or email [lbw@netspeed.com.au](mailto:lbw@netspeed.com.au)  
preferably on Tuesdays or Fridays.

Please advise the block, section and suburb.

GST is not applicable.

Payment by credit card and drawings are emailed in pdf format.

There are no survey plans and no certificates of occupancy.



**Policy No:** 83CON1680523  
**Account No:** 0202541  
**Account Name:** PSC CONNECT – BUILDING & PEST INSPECTION

# Certificate of Currency

Page: 1 of 1

- Item 1 **The Insured:** FIRST CALL PROPERTY INSPECTION PTY LTD  
FIRST CALL PROPERTY INSPECTION
- Item 2 **Address:** PO BOX 370  
KIPPAX  
ACT 2615
- Item 3 **Professional Services Covered by Policy One:**  
Building Inspection, Pest Management Control, Energy Efficiency Ratings & Compliance Reports
- Insured's Business Covered by Policy Two:**  
As per the Professional Services stated in Policy One
- Item 4 **Description of Policy:**  
Professional Indemnity + Broadform Liability (CGU PIB 03-17)
- Item 5 **Period of Insurance:** From 11/02/2019 to 4:00 pm on 11/02/2020
- Item 6 **Particulars of Risk:**

## **Policy One: Civil Liability Professional Indemnity**

- 6.1 The Total Sum Insured is \$1,000,000 which includes all Policy sections, and \$2,000,000 in the aggregate for all Claims.
- 6.2 Amount of the Excess
- |  |                |
|--|----------------|
| (a) Australia and New Zealand Jurisdiction | \$2500         |
| (b) Other Jurisdiction                     | \$2500         |
| (c) Enquiries                              | \$1000         |
| (d) Employment Practices Liability         | Not Applicable |
| (e) Fidelity Cover                         | Not Applicable |
| (f) Cyber Cover Extension                  | Not Applicable |
- 6.3 The Retroactive Date is 16/02/2015.
- 6.4 Jurisdictional Limits are WORLD WIDE, EXCLUDING U.S.A.
- 6.5 Specific Cover Limits
- |                                    |             |
|------------------------------------|-------------|
| (a) Enquiries                      | \$250,000   |
| (b) Employment Practices Liability | Not Insured |
| (c) Fidelity Cover                 | Not Insured |
| (d) Cyber Cover Extension          | Not Insured |

## **Policy Two: Broadform Liability**

- 6.6 Sum Insured
- |   |              |
|---|--------------|
| (a) Public Liability (Unlimited in the aggregate) | \$10,000,000 |
| (b) Products Liability (in the aggregate)         | \$10,000,000 |
| (c) Advertising Liability (in the aggregate)      | \$10,000,000 |

	(d) Property in the Insured's Physical or Legal Control	\$100,000
6.2	Amount of the Excess	
	(a) Australia and New Zealand Jurisdiction	\$1,000
	(b) Other Jurisdiction	\$1,000
	(c) Enquiries	\$1,000
	(d) Employment Practices Liability	Not Applicable
	(e) Fidelity Cover	Not Applicable
	(f) Cyber Cover Extension	Not Applicable
6.3	Interested Party under Policy Two	
	N/A is noted for their respective rights and interest in their capacity as N/A.	

Item 7 **Date and Place of Issue:** 11/02/2019 Melbourne, Victoria.

**This Certificate of Currency is a summary only of the cover provided by this Policy, effective as at date of issue only. For a full description of cover, please refer to the Policy schedule and wording.**

Signed for and on behalf of Insurance Australia Limited



**Najibi Bisso**  
National Underwriting Manager