

**31 Banfield Street  
Downer**

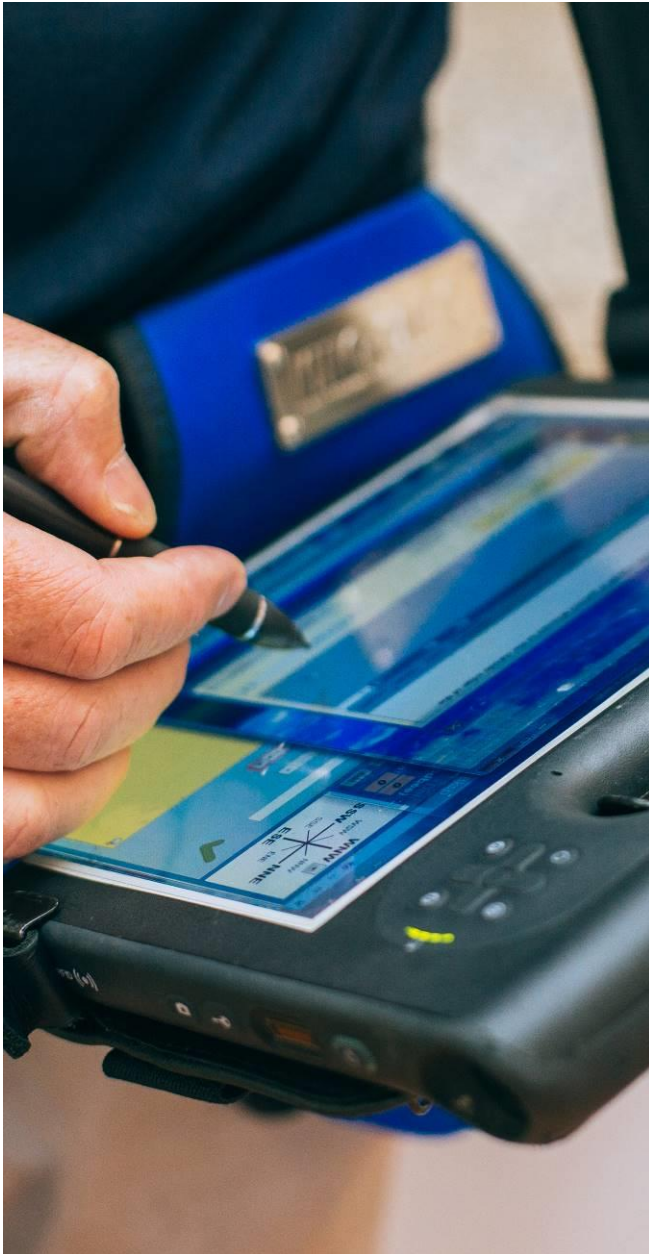
Report Prepared: 31 October 2019

**PRESALE REPORT**

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[www.residentialreports.com.au](http://www.residentialreports.com.au)  
35 Poynton Street Hughes ACT 2605



# IMPORTANT INFORMATION RELATING TO THIS REPORT



This report is written with reference to Australian Standard AS 4349.0-2007 Inspection of Buildings (General requirements) and AS 4349.1-2007 Inspection of Buildings (Pre-purchase inspections - Residential Buildings) and is the result of a VISUAL INSPECTION ONLY. It is intended to be read in its entirety. If there are any discrepancies between the "Report Summary" and the Detailed Report, the detailed report information should be relied upon. It is important that you carefully read the complete report including the Warranty & Use, Scope of Inspection and the Scope & Limitations sections prior to making any critical decisions that may be influenced by this report.

Significant structural defects or maintenance items that have a substantial cost associated with repairs, or where in our opinion may have an influence on the decision to purchase the property are documented in this report.

Where reference has been made to termites, maintenance items or defects of significance we recommend that prior to making a decision to purchase the property the advice of a suitably qualified tradesman who is able to quantify the extent and cost of appropriate remedial action is obtained.

Where reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, it is important to note that we are not experts in this area and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made. Any cracking reported should be monitored for further movement. Superficial or hairline cracks that are considered to have no immediate structural implications will not be identified. Please refer to the Compliance Report to ensure that you identify any



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# REPORT SUMMARY

ADDRESS	31 Banfield Street Downer
BLOCK NUMBER	27
SECTION NUMBER	51
INSPECTION DATE	30 October 2019
INSPECTOR	Adam Macie
CLIENT	Mirimba Kovner
JOB REFERENCE	26865
WEATHER CONDITIONS	Fine

## Key Data

Living Area (approx. sqm)	89m2
Occupancy Status	occupied - the dwelling was furnished at the time of inspection
Wall Construction	brick veneer and fibrous cement cladding
Roof Construction	cut hardwood construction concrete tile roof covering
Floor Construction	timber bearers and joists with tongue and groove flooring
Energy Rating	0 stars
Construction	the dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
Maintenance	there are maintenance items detailed in this report, please read the entire report carefully
Timber Pest Report	no evidence of active subterranean termites (live species) was found at the time of our inspection

This report is intended to be read in its entirety. Please read the full document including detailed inspection information and Scope & Limitations of Report before reaching any conclusions regarding the condition of the property. If there are any discrepancies between the "Key Data" and the Detailed Report, the detailed report information should be relied upon.

## SCOPE OF INSPECTION

It is our role to conduct a thorough visual inspection of the property and report only on areas of concern, identifying critical defects for an intending purchaser, insofar as an inspector can reasonably identify those defects. When reading this report, the age of the building must be taken into consideration. Some items may not have been detailed as they are considered a normal occurrence or general wear and tear for a building of this age. Electrical appliances and utilities such as water reticulation, electrical wiring or gas installations, swimming pool and spa equipment were not inspected. Qualified technicians should be consulted in regard to these items. The report is not designed to quantify features of the property, generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults will not be detailed.

## STANDARD INDICATORS

The Property Inspector uses the following terms when describing the standard of a building or a particular item being evaluated:

### No significant defects have been identified

This overall condition is applied where the inspector has not identified any defects that are considered to be significant from a structural or functional perspective. The subject area may present with minor defects. Remedial action, if required, is discretionary. Good, Fair or Poor may be used when an area has been given this condition.

### Defects have been identified

This overall condition is applied where the inspector has identified defects that require remedial action or investigation. Remedial action is considered to be necessary rather than discretionary. Good, Fair or Poor may be used when an area has been given this condition.

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. For example, the features and finishes considered "good" in a 50 year old building are not necessarily going to be so in a modern dwelling. Our inspectors do not quantify the cost of repairs to any defects as this will be highly variable based on your service provider and the remedial action chosen. Extracts from the Australian Standard incorporated into this report have been reproduced with the permission of SAI Global under Residential Reports' [Copyright Licence 1104-c092](#)

## OUR APPROACH

WE ARE AWARE THAT MANY COMMENTS MADE THROUGHOUT THIS REPORT ARE REPETITIVE. HOWEVER, THIS IS DESIGNED TO INFORM THE READER THAT THE ELEMENTS COMMENTED ON HAVE BEEN INSPECTED. To provide relevance and value for the reader, at the end of this report we have included a summary showing aspects that are considered during our inspection. We recommend that you read this information carefully to gain perspective about the detail of our examination. Comment on many items will only be provided in the event of an adverse finding that may have an influence on any decisions relating to the value of the property.

The following extracts from the Australian Standard AS 4349.1-2007 should assist the reader to understand how we have approached the inspection and define the general focus of the report:

**2.3.1 GENERAL** - The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

**4.1 GENERAL** - It is necessary to inspect each of the areas and items set out in Section 3; however, it is not necessary to report on each one. An inspector may choose to report only on an 'exceptions basis', i.e., listing only defects, rather than also reporting items that are in acceptable condition.



**GOOD:** The feature subject to comment is, in the inspector's opinion, of sufficient standard to not require any significant remedial action. There may be imperfections in the finish or the structure.



**FAIR:** The feature subject to comment is, in the inspector's opinion, usable but has deteriorated and would benefit from cosmetic or remedial repair work. For instance, painting may be required, render may require patching, and door fittings may require adjustment or repair.



**POOR:** The feature subject to comment in the inspector's opinion, requires remedial action. Repairs or replacement are considered necessary rather than discretionary.

# PROPERTY REPORT

## INTERIOR

### General Interior Notes:

- there is some minor movement cracking to the ceiling and wall lining in some areas of the property - this is a cosmetic matter and repairs required are minimal

#### Entrance

ceilings and cornices	good
walls	good
architraves and skirting boards	good
doors and windows internal	good

#### Bedroom One

ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good

#### Bedroom Two

ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good

#### Bedroom Three

ceilings and cornices	good
architraves and skirting boards	good
walls	fair to good
doors and windows internal	good



## Bathroom

ceilings and cornices	poor <ul style="list-style-type: none"> <li>the paint is flaking on the ceiling - remedial action will require the surfaces to be sanded, patched and painted</li> <li>the plasterboard ceiling requires repairs in some areas</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	fair <ul style="list-style-type: none"> <li>the window frames are showing signs of decay and deterioration</li> </ul>
vanity/hand basin	good
shower screen	good
ventilation	<ul style="list-style-type: none"> <li>ceiling fan unit (with heat lamps)</li> </ul>
water leakage	<ul style="list-style-type: none"> <li>no water leakage detected</li> </ul>
wall tiles	good
floor tiles	good
fit-out	fair to good <ul style="list-style-type: none"> <li>there is wear and tear to the shaving cabinet</li> </ul>
hardware, fixtures and fittings	fair to good <ul style="list-style-type: none"> <li>the door is not latching with the striker plate and needs adjustment</li> </ul>

## Toilet

ceilings and cornices	good
walls	good
doors and windows internal	good
architraves and skirting boards	good
toilet suite	good
water leakage	<ul style="list-style-type: none"> <li>no water leakage was detected</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>there is no mechanical ventilation</li> </ul>
wall tiles	good
floor tiles	good
hardware, fixtures and fittings	good

## Laundry

ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good
laundry tub	good
water leakage	<ul style="list-style-type: none"> <li>no water leakage was detected</li> </ul>
wall tiles	good
hardware, fixtures and fittings	good
fit-out	fair <ul style="list-style-type: none"> <li>the tub unit has timber decay and has some moisture penetration</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>there is no mechanical ventilation</li> </ul>

### Kitchen and Family Area

ceilings and cornices	fair to good
architraves and skirting boards	good
walls	good
splashback	fair to good <ul style="list-style-type: none"><li>resealing is required between the splashback and the worktop</li></ul>
doors and windows internal	good
ventilation	<ul style="list-style-type: none"><li>ventilation is provided by a recirculating range hood</li></ul>
kitchen fit-out	fair <ul style="list-style-type: none"><li>the laminate edging to the benchtop has detached</li></ul>
hardware, fixtures and fittings	good
sink	good

### Living Room

ceilings and cornices	fair to good
architraves and skirting boards	good
walls	good
doors and windows internal	good
fireplace/solid fuel heater	<ul style="list-style-type: none"><li>there is a solid fuel heater installed in this area</li></ul>

### Hallway

ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Steps and Stairs

steps and stairs internal	good
ceilings and cornices	good
architraves and skirting boards	good
walls	good
hardware, fixtures and fittings	good

### Roof Cavity

insulation	<ul style="list-style-type: none"><li>the roof cavity has been insulated with fibreglass batts and loose-fill insulation. PLEASE NOTE: We are not licensed to inspect for asbestos and the loose-fill insulation has not been tested. However, we are of the firm opinion that the loose-fill insulation is not friable asbestos</li><li>FOR MORE INFORMATION ON LOOSE FILL INSULATION: Go to Residential Reports Resource Library Index which can be found after the Energy Efficiency Rating Report and click on the links to documents 33,34,35 and 36</li></ul>
sarking	<ul style="list-style-type: none"><li>no sarking has been installed in the roof cavity</li><li>FOR MORE INFORMATION Go to the index page at the end of this report and read resource 16 - Sarking</li></ul>
roof construction	<ul style="list-style-type: none"><li>cut hardwood construction</li></ul>

## EXTERIOR

<b>Roof Exterior</b>	<p>no significant defects</p> <ul style="list-style-type: none"> <li>concrete tile roof covering</li> </ul>
<b>Gutters and Downpipes</b>	<p>no significant defects</p>
<b>Eaves, Fascia and Barge Ends</b>	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>there is separation and timber decay in the fascia boards notably in the mitred corners. In a visual inspection it is difficult to determine the extent of the decay, more invasive physical intrusion is required. Additionally, when it has been applied, filling and repainting can mask the extent of timber decay. Remedial action in most circumstances is not significant, and may require replacement of some sections of the fascia board or the installation of metal corner section</li> <li>some sections of the eave lining, moulding and joint strips have disengaged, refixing to the eave battens and repair or replacement of the cover strips is recommended</li> <li>the eave linings are water stained in some areas. This generally indicates that roof drainage at some time has been ineffective. This often is a result of storm activity which creates an environment where the roof drainage system cannot cope. The system, including underground stormwater pipes should be carefully scrutinised to ensure that it is operating effectively. Care should be taken to ensure that gutters are kept clear of leaf litter, debris and silt deposits</li> </ul>
<b>Wall Construction Exterior</b>	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>brick veneer and fibrous cement cladding</li> <li>there are cracks in the masonry that were considered at the time of inspection to have no structural implications and are significant only from a cosmetic perspective</li> </ul>
<b>Doors and Windows External</b>	<p>no significant defects</p>
<b>Floor Construction</b>	<p>no condition has been applied</p> <ul style="list-style-type: none"> <li>timber bearers and joists with tongue and groove flooring</li> <li>we were unable to access the sub-floor to conduct a comprehensive inspection. However, we did not find any evidence to indicate that the floor is not structurally sound</li> </ul>
<b>Sub Floor</b>	<p>no condition has been applied</p> <ul style="list-style-type: none"> <li>the subfloor access opening is too small for safe access in accordance with work health and safety regulations, a limited inspection of the area adjacent the access point was undertaken</li> </ul>
<b>Driveway</b>	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>there is some cracking and uplifting noted in the driveway, however, vehicle access is generally acceptable</li> </ul>
<b>Paths and Paving</b>	<p>no significant defects</p> <ul style="list-style-type: none"> <li>there is some cracking to the paths</li> </ul>
<b>Steps and Stairs External</b>	<p>no significant defects</p>



<b>Fences and Gates</b>	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>timber decay is evident in cross-timber and timbers in contact with the ground in some areas</li> <li>over-growth of vegetation and screening in some areas of the fence line limited our inspection. We were unable to determine the condition of the fencing in those areas</li> <li>some of the cement fence posts are disintegrating. The disintegration is caused by the breakdown or rusting of the metal reinforcing contained within the post. This is a deteriorating effect and repair or replacement will eventually be required</li> <li>repairs are required to some areas of the fencing</li> </ul>
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## Garage

description	<ul style="list-style-type: none"> <li>detached metal garage</li> </ul>
roof covering	<p>good</p> <ul style="list-style-type: none"> <li>corrugated metal roof covering</li> </ul>
gutters and downpipes	<p>poor</p> <ul style="list-style-type: none"> <li>some areas of the guttering are rusted and will need to be repaired or replaced. In older properties where the guttering has deteriorated, it may be prudent to factor in a complete replacement of the roof drainage system</li> <li>some downpipes are not connected to the stormwater drains or have been vented (holes cut in them). Where stormwater is not directed into the stormwater drainage system, care should be taken to ensure that stormwater is directed away from the building</li> </ul>
wall construction exterior	<p>fair to good</p> <ul style="list-style-type: none"> <li>metal cladding</li> <li>impact damage was evident to some areas of the cladding</li> <li>surface rust is evident to the cladding in some areas, preventative maintenance is recommended to prevent further deterioration</li> </ul>
floor construction	<p>good</p> <ul style="list-style-type: none"> <li>concrete slab construction</li> </ul>
doors	<p>good</p> <ul style="list-style-type: none"> <li>one tilt door has been fitted</li> </ul>

## Pergola

pergola roof	<p>good</p> <ul style="list-style-type: none"> <li>polycarbonate roof</li> </ul>
pergola timbers	<p>fair</p> <ul style="list-style-type: none"> <li>there is significant timber decay in the hand railings and support posts</li> </ul>
structural integrity	<p>fair to good</p> <ul style="list-style-type: none"> <li>the structure requires some repairs to ensure ongoing structural integrity</li> </ul>
balustrades and handrails	<p>fair to poor</p>

## Verandah

patio construction	<p>good</p> <ul style="list-style-type: none"> <li>concrete slab</li> </ul>
balustrades and handrails	<p>good</p> <ul style="list-style-type: none"> <li>hand rails/balustrades are not built to regulation height in accordance with the current Building Code. Due to the age of the construction this is not a requirement</li> </ul>
drainage	<p>good</p> <ul style="list-style-type: none"> <li>drainage appears to be directed away from the dwelling, however, this was not tested at the time of inspection</li> </ul>

# COMPLIANCE REPORT

**IMPORTANT NOTE:** This report relates to Building and Development approvals only. If you are considering obtaining approval for unapproved structures or alterations prior to or following the sale of this property, please contact our office on 6288 0402 and *our expert Certification team will make your project a priority.*

Plan No. (if applicable)	Description	Date of COU Approvals (Certificate of Occupancy)	Comments
	ex government residence		no Certificate of Occupancy or survey exists for the original ex government built residence due to government requirements at time of construction - there is no government site plan available
50884	metal garage	21/06/1978	
	pergola		approval is not required
	garden shed		approval is not required
	chicken or bird enclosure		approval is not required

Survey Reports	Date	Comments
Ex government development		there is no survey on file

## COMPLIANCE REPORT NOTATION

For information regarding current dimensions and approvals: [planning.act.gov.au/topics/design\\_build/da\\_assessment/exempt\\_work](http://planning.act.gov.au/topics/design_build/da_assessment/exempt_work)  
A Building File from Access Canberra has been obtained to complete your Compliance Report. Documentation in this file may include: floor plans, site elevations, Certificates of Occupancy & Use, file index, survey reports and drainage plans. This report is based on an examination of these documents and a visual inspection and deals with matters of compliance from the file provided. Please note that where the detail on plans has been compromised or is illegible, Residential Reports will not accept any liability for omissions or errors in our report. Please read the Compliance Notation in our Scope & Limitations.

**EASEMENTS:** An easement is a section of land registered on your property which gives another party the right to access it for a specific purpose. An example is a section of the property that contains municipal services such as electricity, water or drainage infrastructure. If a structure requires approval and is located on an easement the appropriate utility provider is consulted during the certification process and it is they who determine if an application for approval will be supported.

**TCCS, PLUMBING & ELECTRICAL APPROVAL:** If this report reveals structures or alterations that require Transport Canberra & City Services (TCCS), Plumbing or Electrical Approval or cites plumbing and electrical additions and or alterations, please note that approval may have been granted, however, documentation is not provided in the building file. The Environment & Planning Directorate or the owner may have further information.

**DEVELOPMENT APPROVAL:** If this report identifies structures that require Development Approval, information relating to the status of Development Approvals relative to those structures will be shown on the Lease Conveyancing Enquiry provided by the solicitor. This will be included in the Conveyancing Contract for Sale. Development Approval information is not contained within the building file we receive.

# TIMBER PEST REPORT

Our visual inspection is undertaken to identify the following timber pests:

- Subterranean termites
- Borers
- Timber decay (rot) fungi

Where applicable and where there is reasonable access, the following areas are examined during our Timber Pest inspection: interior and exterior of structures, roof cavity, subfloor, garage or carport, garden and storage sheds/outbuildings, retaining walls and garden borders, pergolas and decks, structures, fences and trees within 30m of the building within the boundaries of the property.

## INSPECTION RESULTS

<b>Occupancy Status</b>	occupied - the dwelling was furnished at the time of inspection
<b>Live Species</b>	no evidence of active subterranean termites (live species) was found at the time of our inspection
<b>Timber Pest Evidence</b>	evidence of borer activity or damage was sighted; <ul style="list-style-type: none"><li>• evidence of old borer activity was sighted to some of the fencing timbers. No live borers were sighted</li></ul> there is evidence of timber decay; <ul style="list-style-type: none"><li>• timber decay was detected in the fascia boards, most notably at some mitred corners</li><li>• there is timber decay noted in the window frames and laundry tub unit</li><li>• timber decay was detected in some fencing timbers, notably those in direct contact with the ground and in some cross-rails</li><li>• there is significant deterioration in the pergola timbers from timber decay</li><li>• significant timber decay was detected in garden edging timbers</li></ul>
<b>Subfloor Drainage &amp; Ventilation</b>	we were unable to access the sub floor at the time of our inspection, we cannot comment on the drainage and ventilation
<b>Recent Termite Treatments &amp; Recommendations</b>	we found no evidence of any recent termite treatment at the time of the inspection a treatment in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property was not considered necessary
<b>Overall Susceptibility of the Building to Timber Pest Infestation</b>	considering all of the relevant factors, it is our opinion that the overall degree of risk of timber pest infestation to the property is MODERATE to HIGH - we strongly recommend that regular inspections are undertaken

It should be noted that if the risk factor noted in this report is considered to be high, this is not designed to deter an intending purchaser; it is simply encouraging awareness that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed. It is recommended that a full pest inspection be under-taken every 6-12 months. Regular inspections DO NOT prevent timber pest attack; they are designed to limit the amount of damage that may occur through early detection.

# PROPERTY ACCESS

Restricted access caused by stored goods, furnishings, window treatments, floor coverings, security devices, vegetation, duct work, confined spaces, insulation and other impediments will limit the scope of this inspection. Whilst every effort has been made to conduct a comprehensive roof cavity and subfloor inspection there are limitations relative to safe access requirements which include low clearances, the availability of safe walk-ways and work-safe temperatures, which when applicable, will limit the scope of the inspection. The roof exterior is inspected when accessible from a 3.6 metre ladder, or from ground level where there are height restrictions.

## 31 Banfield Street Downer

Area	Restrictions
interior	<ul style="list-style-type: none"><li>- furniture and stored goods in cupboards and under sink units</li><li>- window treatments and floor coverings</li><li>- stored goods within the dwelling</li></ul>
subfloor	<ul style="list-style-type: none"><li>- there is no access to the sub floor that provides for a sub floor inspection, please refer to our Scope and Limitations section at the end of this report under the heading "Safe and Reasonable Access"</li></ul>
roof cavity	<ul style="list-style-type: none"><li>- low clearances</li><li>- insulation covering the ceiling framing</li><li>- duct work</li><li>- inspection around the eaves was restricted due to low pitch and clearances</li></ul>
roof exterior	<ul style="list-style-type: none"><li>- safety harness anchors and edge restraints were not available. Work Health and Safety regulations required a top of ladder inspection</li></ul>
external structures	<ul style="list-style-type: none"><li>- garden foliage or overgrowth restricted access to some structures</li></ul>

# WARRANTY & USE OF OUR REPORTS

This report is written solely for the use and benefit of:

1. **The Client** named in this report
2. **The Purchaser** of this property

**NO LIABILITY** or responsibility in contract or tort or statute is accepted to any **Other Party** who may rely on the report wholly or in part. Any **Other Party** acting or relying on this report, wholly or in part, does so at their own risk.

**NO LIABILITY** or responsibility will be accepted if the invoice for this report is not paid on or before settlement of the sale contract or within one hundred and eighty (180) days from the date of inspection.

**NO LIABILITY** shall be accepted on account of failure of the report to notify any termite activity and/ or damage present at or prior to the date of the report in any areas of the subject property physically inaccessible, or to which access for Inspection is denied by or to the Inspector including but not limited to any areas so specified by the Report.

**NO LIABILITY** shall be accepted where documents supplied by external agencies, the client or their representative, have any omissions, errors or are incomplete, inaccurate or illegible.

The report is only an opinion of Residential Reports and is valid for one hundred and eighty (180) days from the date of inspection as per the Civil Law (Sale of Residential Property) Act. No liability will be accepted or claims considered after the expiration of this period of liability.

If it is claimed that a defect has not been documented or it is claimed that there is any other omission relating to this report, Residential Reports must be notified in writing before **ANY** action is taken. **NO LIABILITY** shall be accepted where any costs (including for remedial action or professional advice) are incurred by the claimant prior to Residential Reports receiving written notification of the defect or omission along with evidence of the defect or omission, being given a reasonable opportunity to re-inspect the property, identify the defect or omission, obtain professional advice and propose a resolution or arrange for rectification work to be undertaken. Unless costs are specified and agreed to in writing, no liability will be accepted.

**NO LIABILITY** shall be accepted for any costs incurred in excess of the reasonable costs required to rectify the defect or omission claimed only. This report supersedes any other report, verbal or written, given to you by this company in respect of this property. Please feel free to contact our inspector at any time if you have questions or require clarification prior to acting on this report.

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Signed on behalf of:  
Residential Reports Pty Limited  
ABN 38 609 880 122  
Adam Macie

# SCOPE & LIMITATIONS OF OUR INSPECTION

This report is **intended to be read in its entirety**. Please read the detailed inspection information and the Scope & Limitations of Report sections before reaching any conclusions regarding the condition of the property. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report has been prepared as a result of a **VISUAL INSPECTION** with reference to the requirements of Australian Standard AS 4349.0-2007 Inspection of Buildings (General requirements), AS 4349.1-2007 Inspection of Buildings (Pre-purchase inspections - Residential Buildings) and AS 4349.3 - 2010 Inspection of Buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (see Safety and Reasonable Access) and visible to the inspector at the time of inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit.

AS 4349.1 – 2007 Inspection of buildings excludes reporting of the following items: footings, concealed damp-proof course, electrical installations, smoke detectors and residual current devices; plumbing, drainage, gas fitting, air conditioning and heating; garage door opening mechanisms; swimming pools, spas, saunas and associated equipment; the operation of fireplaces and chimneys; alarm systems and intercom systems; soft floor coverings including carpet and vinyl, floating floors; window treatments; appliances including dishwashers, garbage disposal units, ovens, ducted vacuum systems; paint coatings; landscaping.

## **LIMITATION OF LIABILITY**

This report is valid on the date of inspection. No responsibility is accepted for any matter not existing or evident or for any deterioration occurring after the inspection date. The inspection is completely visual. Concealed areas where access is unavailable are unable to be inspected and are not reported on; such defects could include, but are not limited to:

- Breakage, blockage or interference with any concealed pipes, broken window mechanisms (sash cords) etc.
- Any part of the structure which is underground or concealed e.g. footings, wall framing, under floor coverings. Areas concealed by furnishings or stored goods or low clearances

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building.

## **What the Inspector Examines to Prepare a Property Report**

To provide relevance and value for our readers, the following pages show (but do not limit) aspects of the property that may be examined, where visual inspection is possible. These items have been extracted from the Australian Standard AS4349.1—2007 Inspection of buildings (Pre-purchase inspections - Residential buildings) and are considered as the inspector reviews each room or area. In most circumstances comment on a particular area or item may only be provided in the event of an adverse finding considered to be worthy of mention. The inspector did not move or remove any wall coverings, floor coverings, furnishings, equipment, appliances, pictures or other household goods. In an occupied property, these items may be concealing defects. Where structures are obscured by foliage, or other concealments, evidence of timber pest activity, damage or other defects may be concealed.

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### **WALL CONSTRUCTION**

Distortion (significant), nail popping, defective lining, dampness/water damage, cracking, defective or damaged plaster/render. Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that we are not experts in this area and further advice should be obtained from a Structural Engineer.

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### **FLOORS**

TIMBER: Springy or squeaky boards/sheeting, timber decay (rot), out of level – significant, undulations - significant, dampness/water damage; CONCRETE: cracking, out of level – significant; HARD FLOORING: cracking, loose or drummy units, dampness/water damage



## INTERNAL & EXTERNAL DOORS & DOOR FRAMES

Defective hardware – significant, rotting/corroded frames, loose/badly fitting doors, damage.

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## TIMBER & METAL WINDOWS

Putty/glazing sealant, broken glass, rotting frames (timber), corrosion (metal), sills, fittings/hardware, damage. In most cases access to windows is restricted by window treatments, furniture or security locks. Older style timber windows can sometimes bind with the frame. This is viewed as a general maintenance issue. Sash windows sometimes require maintenance to the window balance mechanism or sash cords. A visual inspection cannot provide a guarantee that windows will operate smoothly. Sometimes window runners, sashes and balance mechanisms will require maintenance or replacement.

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## PAINTWORK

The condition of painted surfaces is often a subjective matter. Areas that appear to be acceptable when furnished may not always be considered so when devoid of obstructions. Paint work is normally not considered in Property Inspections. To prevent wood decay of timber surfaces and deterioration of metal components, the condition of these surfaces should be monitored and repainting carried out regularly. Corrosion of any metal roof sheeting should be repaired, treated and painted to avoid water leakages. Painted surfaces can mask areas where timber has deteriorated. Our visual inspection may not detect instances where this has occurred. The opinions provided here are of a general nature only, given that there can be significant differences in the condition of painted surfaces in each area of the property. The reader of this report is urged to conduct their own detailed inspection before reaching a conclusion regarding the acceptability of painted surfaces

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## WET AREAS

Fixtures and fittings, ventilation, cistern/pan, taps, basins, tubs, leakage, sealants, drummy/cracked/missing tiles, grout defects, vanity, shower leakage, broken/cracked glass. If a wet area was not in service prior to and or at the time of inspection and no elevated moisture readings were recorded, or there was no visible evidence of current water leakage, then it is possible that an existing water leak will remain undetected.

## WATERPROOFING

A VISUAL INSPECTION OF THE AREA CANNOT PROVIDE CONCLUSIVE EVIDENCE THAT THE AREA IS WATERPROOF. Compliance with Australian Standard AS 370-2004 Waterproofing of Wet Areas is critical to meeting waterproofing requirements.

Should conclusive evidence be required regarding the integrity of waterproofing of wet areas, in particular shower areas, we recommend that a qualified technician be engaged to complete a comprehensive test to include:

- Capping the shower rose and leaving the water reticulation system under pressure and then checking for evidence of water leakage around tap spindles etc. (the sound of escaping air when the shower rose cap is removed indicates a water tight system). The technician may be engaged to complete a comprehensive pressure test of the entire water reticulation system.
  - Plugging the floor drain of the shower cubicle and filling the base with water to the maximum level. Allowing the water to remain in the base for an extended period and checking that the level has not dropped. If the water has diminished it is most likely that the waterproofing system has failed. In this event, extensive repairs to correct the problem are often the outcome.
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## KITCHEN

Fitout, sealants, ventilation, taps, leakage, sink, drummy/cracked/missing tiles, grout defects. This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

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## INTERNAL & EXTERNAL STAIRCASES

Stringers, handrails, balustrades, newel posts, treads (goings), risers

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## INTERNAL ROOF SPACE

Framing, insulation, sarking, party walls (if applicable). Sarking is a foil insulation/vapour barrier. Used in conjunction with bulk insulation, sarking provides an ideal insulation system for the control of heat and condensation. Sarking can only be installed during construction.

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## EXTERNAL ROOF COVERING, FASCIAS, GUTTERS & DOWNPIPES

Tiles/slates, sheet roofing, flashing, skylights, vents, downpipes, valleys, guttering, eaves, fascia boards, barge ends. Roof waterproof integrity and roof drainage is not tested during our inspection therefore it is not possible to determine the effectiveness of the roof cover and drainage system under all conditions. It is important to note that a visual inspection of the roof covering may not identify roof leakages. Roof design can have a significant impact on roof drainage. Low pitched

construction can, in adverse weather conditions lead to flooding of the roof cover. Effective roof drainage is absolutely critical for a flat framed or low pitch roof. Flooding of the roof cover can result in water ingress within the building envelope. Roof drainage and the stormwater systems are not tested at the inspection. Inadequate, blocked or non-existent stormwater drains are often accountable for problems relating to roof drainage. Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.

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## EXTERNAL WALLS & NON STRUCTURAL RETAINING WALLS

Bricks, mortar, render, cracking/movement, dampness, visible flashing, weep holes, joint sealants, perpends, decay. Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.

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## PATHS, PAVING & DRIVEWAY

Cracking, movement, uplifting, sinking, alignment, roof penetration.

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## FENCES & GATES

Palings/panels, rails, posts, sagging, timber decay (rot).

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## SUB FLOOR

Dampness, debris, drainage, ventilation, cracked or leaking pipes; TIMBER CONSTRUCTION: bearers & joists, framing, piers/stumps; SUSPENDED CONCRETE FLOOR CONSTRUCTION: concrete condition, cracking

If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.

Many serious foundation problems are caused by reactive soil types and trees and gardens being planted too close to the building. Generally, clay soils which are common in the ACT, are reactive soils. Large trees use vast amounts of water and can quickly draw moisture out of the ground during dry periods, this results in destabilised moisture content of the soils around the building and ultimately may cause a foundation problem. Over watering gardens close to the building may have the opposite effect, especially with clay soil. Over watering increases the moisture content of the soil which can result in "heaving" of the foundations adjacent to the garden. When watering close to the building you should avoid 'pooling' of water in a particular area, as this also affects the moisture content of the soil which in turn can cause damage to footings and foundations. Too much or too little water near the perimeter of the building may cause serious problems with foundations and footings and damage can cause major structural problems, resulting in costly repairs.

## HINTS FOR AVOIDING PROBLEMS AND COSTLY REPAIRS:

- Water gardens evenly close to the building and do not over water
  - Ensure the ground is graded away from the walls of the building and that the property has adequate drainage
  - Promptly repair broken downpipes, leaking taps, sewerage pipes and other water services
  - Hot water system overflows should be directed away from the area immediately adjacent to the foundations and the services maintained to ensure excessive leakage does not occur
  - Garden beds should not be located against the house
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## SPECIAL PURPOSE REPORTS

Improvements such as swimming pools and spas are subject to a Special Purpose Report and are not included in our inspection and reports. We recommend that a qualified technician be engaged to report on these items and to advise on current regulations relating to safety fencing and equipment.

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# Safety & Reasonable Access

Australian Standard 4349.1 – 2007 3.2.2 The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances are available; or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. NOTE: Reasonable access does not include removing screws and bolts to access covers."

Reasonable access is determined in accordance with the provisions of the following WHS requirements

Area	Access Manhole MM	Crawl Space MM	Height
Subfloor	500 x 400	Vertical clearance - Timber Floor: 400* Concrete Floor: 500	
Roof Interior	400 x 500	600 x 600	Accessible from a 3.6 m ladder
Roof Exterior			Accessible from a 3.6 m ladder

\* To underside of bearer, joist or other obstruction to access.

**Roof Cover Inspection** - Work Health and Safety requirements determine that an inspector accessing a roof cover must be protected by harnessed safety lines and or edge protection. These safety measures are not practical during a presale inspection, therefore, this report is restricted to a "top-of-ladder" inspection. This report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. This report is not a warranty against problems that may develop in the future.

**Work Health and Safety Act 2011** - A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Work Health and Safety Act 2011,

The owners of workplaces must ensure that:

- premises are safe and without risk
- plant and substances are used without risk
- workers are trained in WHS, are aware of their obligations and do, in fact, act in a safe manner

A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.

**Safe Working Temperatures for the Inspector** - When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to WHS guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector determines that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.

## Property Report

This report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or 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; the presence or absence of timber pests; gas fittings; 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). The operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector. Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

**Purpose of This Report** - The purpose of this report is to identify major defects in the building, decks, pergolas, garages and other similar significant improvements insofar as a property inspector can reasonably identify those defects. Structures, not limited to but including, garden sheds, play equipment, garden trellis', swimming pools and spas are not inspected or included in this report. A Special Purpose Report may be commissioned for these types of improvements. This report contains numerous observations but is not intended to list every defect. Defects are common to all structures and generally are commensurate with the age of the construction and use. Ongoing maintenance, upgrading or replacement requirements, cosmetic works and minor defects or faults are subjective and have not been included.

**Concealed Surfaces** - The inspection did not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors,

furnishings, equipment, appliances, or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit. In an occupied property, furnishings or household items may be concealing defects. Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured or concealed by these or other items.

**Roof Drainage and Water Penetration** - Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain. Roof drainage is not tested. Therefore, no guarantee is given or implied that the roof will remain weatherproof in all weather conditions. If there is reference in the report to water stains within the interior of the property this is evidence that the roof and or drainage system has previously leaked. If moisture has been identified by the inspector using electronic testing equipment then it will be noted in the report. We recommend that you contact the inspector to discuss the probability of ongoing roof leakage. Particularly with respect to older properties and where the roof has a low pitch, engaging the services of qualified roof plumber to provide an expert opinion should be considered. The very best roof drainage systems can fail in extreme weather conditions sometimes impacted by conditions not related to the property under review. (Blocked or impaired stormwater drains for example).

**Fire Protection Equipment & Ordinance Requirements** - These are not covered by this report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

**Hazardous Materials & Contamination** - Our inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.

**Retaining Walls & Structural Columns** - We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

**Internal Walls & Ceilings** – Movement cracking in ceiling and wall linings are common to most structures particularly older developments. Mostly they are cosmetic and generally have no structural implications. Reparation is usually undertaken during routine maintenance. Undulations in ceiling linings are often associated with older structures and are a result of the deterioration of the adhesive used to fix plasterboard to the ceiling battens. Typically, this is a cosmetic defect, however, in some circumstances the plasterboard may require refixing to the battens.

**Cracking/Settlement/Movement & Structural Integrity** - Where reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, it is important to note that we are not experts in this area and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made. Any cracking reported should be monitored for further movement. If further movement is noted, a Structural Engineer should be consulted at the earliest opportunity. Cracking of masonry walls is very common in the ACT, particularly where there are volatile clay soils. There may be some superficial or hairline cracks that we consider have no structural implications which have not been identified.

**Electrical, Gas & Other Service Installations** - We are not licensed electricians, gas fitters or mechanical engineers. This report does not cover any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only. You should satisfy yourself as to the operation and condition of any appliances or other installations. Any comments made in this regard are from general observation only. There has been no electrical, data, security or fire detection system testing or investigation.

**Plumbing & Drainage** - We are not licensed plumbers and a specialist inspection of the water service, plumbing and drainage system including roof drainage is excluded from this report. We recommend an inspection by a licensed plumber and drainer to identify any plumbing faults or drainage problems.

**Timber Pests** - If this report does not include one, we strongly recommend that an independent inspection and report be obtained from an accredited Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

**Boundaries** - Unless otherwise stated, the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls. The common areas of unit developments are not inspected. Any comments made in relation to common areas are strictly observational.

**Rural Property Inspection** - This inspection and report relates to the residential structure; rural improvements on the property are not inspected or reported on, any comments contained in this report relative to rural improvements are strictly observational.

**Areas and Dimensions** - Whilst every care has been taken to accurately quantify dimensions referenced in this report, we accept no responsibility for inaccuracies as supplying this information exceeds the requirements of a standard building inspection as per Australian Standard 4349.1-2007. In many instances scale plans are not available and therefore the reader should not rely on this report when making critical decisions relating to dimensions.

**Elevated Structures** - Where reference has been made in this report to an elevated structure such as a deck balcony or verandah, it is important to note that we are not Structural Engineers and accordingly our advice is limited. Any opinion relating to structural integrity is relative to weight loadings typical of a normal household event. Prior to loading the structure beyond normal which may occur at a larger gathering, we recommend that professional advice be obtained to determine that the structure will safely cope with the weight loading. Additionally, the structure should be regularly inspected to ensure that structural integrity is maintained.

**Special Purpose Reports** - This Property Report does not contain any assessment or opinion in relation to any item which is the subject of a Special Purpose Property Report, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; noise levels; WHS issues including, but not limited to the presence of asbestos, lead or other hazardous materials; heritage concerns; security or fire protection systems; climate control or water heating systems; analysis of site drainage apart from surface water drainage; swimming pools and spas; detection and identification of illegal and unauthorised plumbing work; durability of exposed finishes.

## Compliance Report

The information within this report relies on the plans, survey reports, certificates of occupancy and other relevant documents supplied by the Environment & Planning Directorate (EPD), the appropriate local council or Directorate, the client or their agent. Our company or its employees are not responsible for any omissions or errors where incomplete, inaccurate or illegible information is supplied. It is the responsibility of the property owner to resolve any file discrepancies with the relevant authority. Documentation of any plumbing or electrical alterations is not included in the building file. If required, this documentation can be obtained by the title holder from the relevant utilities provider. If the subject property features a second driveway or verge crossing, Transport Canberra & City Services approval may be required. This information is not supplied in the building conveyancing file. If this report confirms that certification is 'pending' for an unapproved structure, it is important that you are aware that this process can take weeks and involve more than one agency including but not limited to the Environment & Planning Directorate, Icon & Transport Canberra & City Services. Whilst it is rare, in some instances throughout the approvals process an application may be rejected. The Compliance Report relies on documentation provided in the Building File. Residential Reports Inspectors are not Building Surveyors. Certifications included in the file are not cross referenced with the Building Code of Australia (BCA) applicable at the time of construction to confirm that the improvements are compliant with the BCA. This is the responsibility of the Building Surveyor prior to issuing a Certificate of Occupancy. No attempt is made in this inspection and reporting process to confirm that the existing improvements on the subject property are in strict accordance with approved plans. There may be variations in design, features and dimensions that conflict with each other. Additionally, there is no guarantee given that improvements are in accordance with the current Building Code of Australia. In most circumstances, there is no requirement to upgrade specifications to the current Building Code

## Timber Pest Report

This report is the result of a VISUAL INSPECTION ONLY. Inspection of the property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. In all instances throughout this report the inspector is referring to accessible areas only. Areas that were not accessible at the time of inspection or were concealed from view are not covered by this report. The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. This Report is not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property. This inspection DID NOT include breaking, removing or moving objects, floor and wall



coverings, roof insulation, foliage, furniture, appliances stored goods and personal possessions - these may all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing. At NO TIME did the inspector use invasive procedures or bang/tap surfaces to reach conclusions. This Report is confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and Timber Pests (wood decay fungi), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites and European House Borer (*Hylotrupes bujulus* Linnaeus) are excluded from the Inspection due to the extreme difficulty in locating the small colonies. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

**Important Information** - Where a property is furnished at the time of inspection, you will appreciate that the furnishings, floor coverings and stored goods may be concealing any evidence of Timber Pest Activity which may only be revealed when the items are moved. Where fences are obscured by foliage, overgrowth or structures, evidence of timber pest activity or damage may be concealed. Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted. Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If the ventilation is found to be inadequate, remedial measures should be taken. Consideration should be given to installing high air flow vents and/or improve the cross flow of air within the subfloor to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls. It should be noted that if the risk factor is considered to be high, this is not meant to deter an intending purchaser; it is simply encouraging awareness that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed. It is recommended that a full pest inspection be under-taken every 6-12 months. Regular inspections DO NOT prevent timber pest attack; they are designed to limit the amount of damage that may occur through early detection. The overall degree of risk of Timber Pest Infestation cited in this report is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are not limited to, location and proximity to bushland and trees and/or other timber structures, evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

**Determining Extent of Damage** - This Report is NOT a structural damage report. You agree that we are not responsible or liable for the repair of any damage, whether disclosed by our report or not. Our inspectors are not necessarily specialised builders and any inexperienced opinion provided with respect to timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage; rather, we may provide comment on the damage for your information. If evidence of Timber Pest activity and/or damage is reported in the structure(s) or the grounds of the property, then you must assume that there may be further concealed structural damage within the building(s). This concealed damage may only be found when invasive procedures are applied to reveal previously concealed timbers. In the case of Timber Pest activity and/or damage WE STRONGLY RECOMMEND an invasive Timber Pest Inspection is undertaken and a qualified person such as a Builder, Structural Engineer, or Architect be engaged to carry out a structural inspection to determine the full extent of the damage and repairs that may be required.

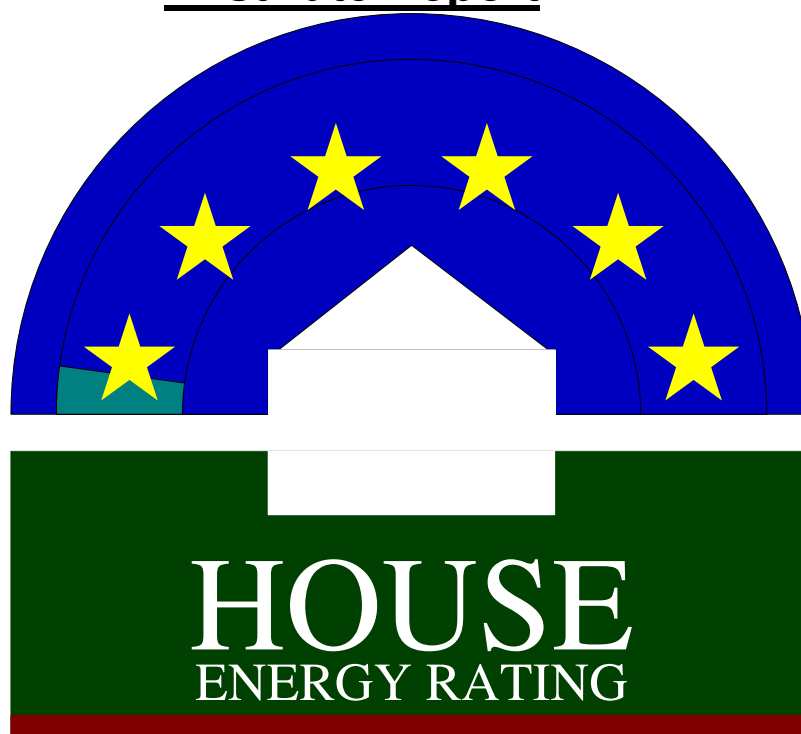
**Mould** - Mould (also referred to as Mildew and non wood decay fungi) is not considered a Timber Pest. This report does not cover the inspection of Mould. If evidence of mould was observed during the inspection, it may be noted for your information. If you are concerned as to the possible health risk resulting from the presence of mould then you should seek advice from your local State or Commonwealth Government Health Department expert.

## IMPORTANT INFORMATION:

This Report reflects the condition of the property existing at the time of the 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 are difficult to detect and much of the damage caused may not be readily visible, if damage exists, it may be costly to repair. It is, therefore, strongly recommended that you promptly arrange for an inspection in accordance with Australian Standard AS4349.3 if this report is being read after one hundred and eighty (180) days from the date of inspection. If the Report indicated the presence of termites, termite damage, previous activity or treatments, or recommends a treatment, 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 in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and this company 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 this report, and may use such failure in defence of any claim that you may later make against any of them.



# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:**  
in Climate: 24

**0 STARS**

**SCORE: -100 POINTS**

**Name:** Mirimba Kovner

**Ref No:** 26865

**House Title:** Block 27, Section 51

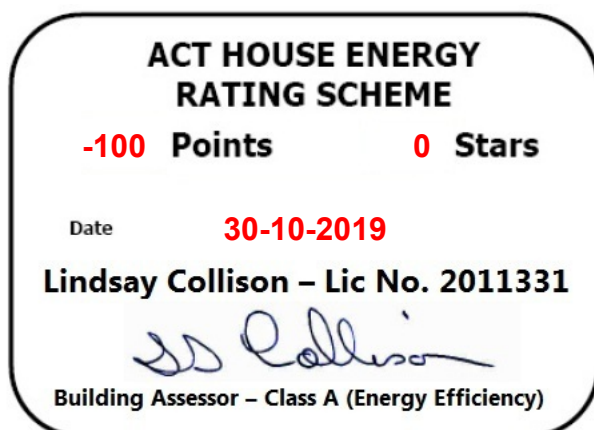
**Date:** 30-10-2019

**Address:** 31 Banfield Street

Downer

2602

**Reference:** F:\...\BANFIELD STREET DOWNER 31 1910



# 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	-100	<div></div>										
Potential	11	<div></div>										

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	4
Change added wall insulation	R 2.5	65
Change added floor insulation	R 2.5	14
Change curtain to	Heavy Drapes & Pelmet	22
Add northerly blinds	100 %	2
Seal Internal Doors		3

## DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab or the external walls are solid brick, it would not be possible to install insulation.

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: Block 27, Section 51, 31 Banfield Street, Downer**

**Assessor's Name: Lindsay Collison**

<b>Feature</b>				<b>Points</b>		
				<b>Winter</b>	<b>Summer</b>	<b>Total</b>
<b>CEILING</b>				<b>1</b>	<b>0</b>	<b>1</b>
Surface Area:	0	Insulation:	1			
<b>WALL</b>				<b>-62</b>	<b>-3</b>	<b>-65</b>
Surface Area:	-39	Insulation:	-23			
		Mass:	-3			
<b>FLOOR</b>				<b>-11</b>	<b>0</b>	<b>-11</b>
Surface Area:	0	Insulation:	-11			
		Mass:	0			
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>-1</b>	<b>-1</b>	<b>-2</b>
Fire Place	37 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	20 %			
Exhaust Fans	0 %	Doors	36 %			
Down Lights	0 %	Gaps (around frames)	8 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-35</b>	<b>-14</b>	<b>-50</b>
<b>Window Direction</b>	<b>Area</b>		<b>Point Scores</b>			
	<b>m2</b>	<b>%NCFA</b>	<b>Winter* Loss</b>	<b>Winter Gain</b>	<b>Summer Gain</b>	<b>Total</b>
<b>NE</b>	1	2%	-5	5	-1	-1
<b>SE</b>	3	4%	-9	2	-1	-9
<b>SW</b>	1	1%	-4	1	-1	-4
<b>NW</b>	12	18%	-42	17	-11	-36
<b>Total</b>	17	26%	-60	25	-14	-50
* 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 -4 points				<b>Winter</b>	<b>Summer</b>	<b>Total</b>
<b>RATING</b>	<b>No Stars</b>	<b>SCORE</b>		<b>-108</b>	<b>-16</b>	<b>-100*</b>

\* includes 25 points from Area Adjustment

# Detailed House Data

## House Details

ClientName	Mirimba Kovner
HouseTitle	Block 27, Section 51
StreetAddress	31 Banfield Street
Suburb	Downer
Postcode	2602
AssessorName	Lindsay Collison
FileCreated	30-10-2019
Comments	

## Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

## Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Timber	Enclosed	No	No	No	No	R0.0	76.3m²

## Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Veneer	No	R0.0	34.2m	2.4m
2	Framed: FC Sheet Clad	No	R0.0	5.7m	2.4m

## Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Standard	No	No	R2.8	76.3m²

## Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	Fixed & <u>Adj Eave</u>	Fixed <u>Eave</u>	Head to <u>Eave</u>
1	SE	1.0m	2.7m	No	SG	ALSTD	HB	No	1.3m	1.3m	0.0m
2	NW	0.9m	0.8m	Yes	SG	ALSTD	NC	No	0.6m	0.6m	0.2m
3	NW	2.1m	2.8m	No	SG	ALSTD	CW	No	4.8m	4.8m	0.2m
4	NW	1.5m	1.9m	No	SG	ALSTD	CW	No	0.6m	0.6m	0.2m
5	NW	1.5m	1.9m	No	SG	ALSTD	CW	No	0.6m	0.6m	0.2m
6	NE	1.5m	0.9m	No	SG	ALSTD	OW	No	0.0m	0.0m	0.7m
7	SW	1.1m	0.9m	No	SG	ALSTD	NC	No	0.0m	0.0m	0.7m

## Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
1	SE	1.0m	2.7m	0.0m	0.0m	0.0m	0.0m	0.7m	2.8m	0.7m	0.0m
6	NE	1.5m	0.9m	2.4m	3.9m	10.8m	-8.4m	0.0m	0.0m	0.0m	0.0m
7	SW	1.1m	0.9m	1.9m	7.8m	10.7m	-2.0m	0.0m	0.0m	0.0m	0.0m

## Zoning Details

Is there Cross Flow Ventilation ?	Good
-----------------------------------	------

## Air Leakage Details

Location	Suburban
----------	----------

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

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	1	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	1	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

# Rater Comments

## House Details

ClientName	Mirimba Kovner
HouseTitle	Block 27, Section 51
StreetAddress	31 Banfield Street
Suburb	Downer
Postcode	2602
AssessorName	Lindsay Collison
FileCreated	30-10-2019

## Rater Comments

### MEASUREMENTS USED IN THIS ASSESSMENT

The Energy Rating recorded in this assessment is determined by assessing many elements of the structure and interior treatments including window and floor coverings. The area of external walls and windows, ceiling and floors are part of the assessment.

Some measurements used in this assessment may be nominal. Every effort is made by the assessor to accurately calculate the dimensions of property. However, often accurate and comprehensive plans indicating all dimensions of an existing property, particularly following alterations and extensions are not always available. The reader of this report should not rely on the accuracy of any dimensions used when making critical decisions relating to those dimensions. The assessor will not accept any liability should any discrepancy be revealed.

### DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab, it will be possible to install floor insulation.

### DOOR SEALS AND WEATHER STRIPS

A wooden framed door is only considered to be sealed when a draft extruding device is fitted to the bottom of the door AND sealing tape or felt is fitting to the timber frame around the door opening.

### WINDOW GLAZING RATIOS

Glazing areas in one direction greater than 25% of the nett conditioned floor area will reduce the Energy Efficiency Rating.



# Energy Efficiency Rating FACT Sheet



## QUICK FACTS

- Sellers of residential properties are required to provide an Energy Efficiency Rating (EER) to potential buyers. (*This is known as mandatory energy efficiency disclosure.*)
- The EER forms part of the Sale Contract and must be published in all advertising material
- The EER rating system uses computer simulations to assess the potential thermal comfort of your home.
- The more stars, the less likely the occupants need cooling or heating to stay comfortable.
- The ACT Government has two systems in place for Energy Ratings:
  - one is for new homes - (2nd Generation Software) and
  - one is for established homes – (1st Generation Software)

**Residential Reports (and all other companies preparing reports for the sale of a property) uses 1st Generation Software.**

- The consumption of energy in the home for heating, cooling, hot water or lighting and other appliances **IS NOT** considered in the application of 1<sup>st</sup> generation software when calculating the EER rating.
- Many aspects of solar passive designs are also not able to be accounted for in 1st Generation Software.

## WHAT IS RATED?

The rating is dependent on:

- Layout of the home
- Construction of its roof, walls, windows and floor
- Wall, floor and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate

## WHY IS THERE A DISCREPANCY BETWEEN MY OLD EER AND MY NEW EER?

- Increasingly, in a number of circumstances particularly where new homes have been rated using 2nd generation software and are being offered for sale where the rating must be conducted using 1st generation software, there can be a significant variation between the two ratings:
  - 1st generation software rates to 6 stars
  - 2nd generation software may rate up to 10 stars
- ACT Legislation currently **PROHIBITS** Inspectors from assuming insulation values which may have been the case previously. [Documented proof or access for a visual sighting is now required to verify the existence and rating of insulation.](#)

When you engage Residential Reports to complete your EER you have the peace of mind of knowing the Inspector undertaking your assessment is licensed in the ACT as a Class A Energy Assessor and your Energy Rating is calculated using software approved by the ACT Government.

Further information is available via the Environment, Planning and Sustainable Development Directorate [www.planning.act.gov.au/topics/design\\_build/design-and-siting/energy\\_ratings](http://www.planning.act.gov.au/topics/design_build/design-and-siting/energy_ratings)

# Resource Library INDEX

Please click on the resource name to open...



[ACT Building Regulation Index](#)

[ACT Government Building Certifiers Website Link](#)

[ACT Govt. Asbestos Awareness Fact Sheets](#)

[Advanced Structural Designs Website Link](#)

[Amosite Friable Asbestos](#)

[Asbestos Information](#)

[Brick Cavity Wall Construction](#)

[Brick Veneer Wall Construction](#)

[Building Near Trees](#)

[Carports and Shade Structures](#)

[Concrete Efflorescence](#)

[Condensation in Houses](#)

[Cracking in Brickwork](#)

[CSIRO Information Sheet For Concrete Roof Tiles](#)

[Earth Leakage Protection](#)

[EER Fact Sheet an Important Read for Vendors](#)

[Efflorescence in Masonry Walls](#)

[Expansive Clay Soil](#)

[Exterra Termite Management System](#)

[Fences and Freestanding Walls](#)

[Floor Construction](#)

[Floor Joists Explained](#)

[Fungal Decay or Dry Rot](#)

[Glancing Light on Plasterboard](#)

[Glossary of Building Construction Terminology](#)

[Glossary of Roof Construction Terminology](#)

[Identifying Asbestos in your Home](#)

[Monier Maintenance Guide](#)

[NSW Smoke Alarm Regulations](#)

[Powder Post Beetle Information](#)

[Residential Reports Safe Access Resource](#)

[Roof Structures](#)

[Sarking](#)

[Slab Edge Dampness](#)

[Swimming Pool and Spa Information Sheet](#)

[Tree Root Damage to Buildings and Foundations](#)

[Useful Timber Pest Information](#)

[Weep Holes](#)



## CERTIFICATE OF PLACEMENT/CURRENCY

This certificate of placement provides an overview of the cover provided under this contract.  
This certificate in no way replaces or overrides the policy schedule issued by the Underwriter.

### Class of Insurance

Professional Indemnity Insurance

### REFERENCE NUMBER

R1292

### Broker

MGA Insurance Brokers Pty Ltd

### Insured

Residential Reports Pty Ltd

### Business Description

Building Inspections / certifications including pre-purchase, pest and pest treatment, energy rating, compliance, and Real Estate Agent as detailed in proposal form dated 24-4-19

Subject to the terms and conditions of the wording

### Period of Insurance

6<sup>th</sup> May 2019 to 6<sup>th</sup> May 2020 4pm local standard time

### Limits of Liability

\$5,000,000 any one Claim and in the Aggregate during the policy period.

### CONFIDENTIALITY

The Insured shall not, except to the extent that the Insured is compelled by law to do so, release to any third party, or otherwise publish, details of the nature of the liabilities insured by this Policy, the extent of cover provided by this Policy, or the amount of the Premium specified in the Policy Schedule, without the written consent of the Insurer

Signed for and on behalf of Specialist Underwriting Agencies Pty Ltd on Monday, 06 May 2019.

Signed:

**ABOUT SUA** - An Australian owned and operated company. SUA has been serving the Broker Industry since 1992. Over that time we have built a reputation for always thinking of better ways to help brokers deliver the best niche insurance products to their clients. SUA does not engage in any retail broking activities, nor do we deal with unlicensed intermediaries. This ensures we are able to provide 100% support to the Australian broker market.

# CONVEYANCING BUILDING FILE INDEX

<b>SUBURB:</b>	<b>Downer</b>	<b>SECTION:</b>	<b>51</b>	<b>BLOCK:</b>	<b>27</b>	<b>UNIT:</b>	<b>-</b>	<b>EX GOV:</b>	<b>Yes</b>
----------------	---------------	-----------------	-----------	---------------	-----------	--------------	----------	----------------	------------

[illegible]

Drainage Plan Number: 4892

Comments: This is an Ex GOVT Residence, no Survey on file. Original Ex GOVT plans are with LBW

## 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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>
• Certificate of Completion of Asbestos Removal work**	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**\*\* If YES** – this indicates that the property was part of the Loose Asbestos Insulation Program.  
For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](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 B20XXXXX 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: TM

Cost of application: \$ 122.00

Date completed:

30/10/2019

Department of the Capital Territory  
Building Section

**CERTIFICATE OF FITNESS**

(CLASS AND X OCCUPANCY ONLY)

BL1/8(9/75)

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

It is hereby certified that the building consisting of

*Metal Garage*

..... situated on

Block

*27*

Section

*51*

Division

*Downer*

or situated at

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

Approved plan no.

*50884*

Type of construction\*

Class of occupancy\*

Number of storeys

Permit no.

*6455*

Name of permit holder

*Boddy & Collins P/L*

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

No

*6732*

*C. Southwood 21/6/78*  
Deputy Building Controller



GARAGES

CARPORTS

GARDEN SHEDS

**BODDY & COLLINS Pty Ltd.**

289 CANBERRA AVENUE, FYSHWICK 2609 A.C.T.

P.O. BOX 328  
FYSHWICK

HOLIDAY HOMES

Telephone :  
95 0648

Proposed siting for a garage/carport/shed to be erected for

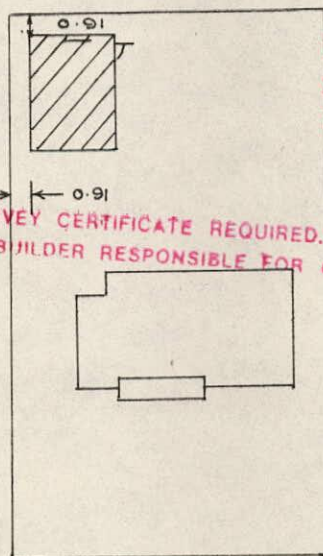
Mr HANCOCK of 31 BANFIELD STREETon Block 27 Section 51 Suburb DOWNERSize 7320 X 5490 X 2100

Builder to erect unit and \_\_\_\_\_

Owner to level and prepare site, encase stormwater and/or sewerage line  
if found to be necessary.

SITE PLAN.

Scale: 1-500

NATURAL GROUND LEVELS AT  
SITE BOUNDARIES AND EASE-  
MENTS SHALL NOT BE ALTERED"NO SURVEY CERTIFICATE REQUIRED."  
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITINGThe proposed structure shown on this plan has  
been sited clear of the electricity service to the  
residence, and may be erected on the site indicated.

  
CHIEF ELECTRICAL ENGINEER  
A. C. T. E. A.

APPROVED in principle only

for Commissioner for Housing 12/5/78

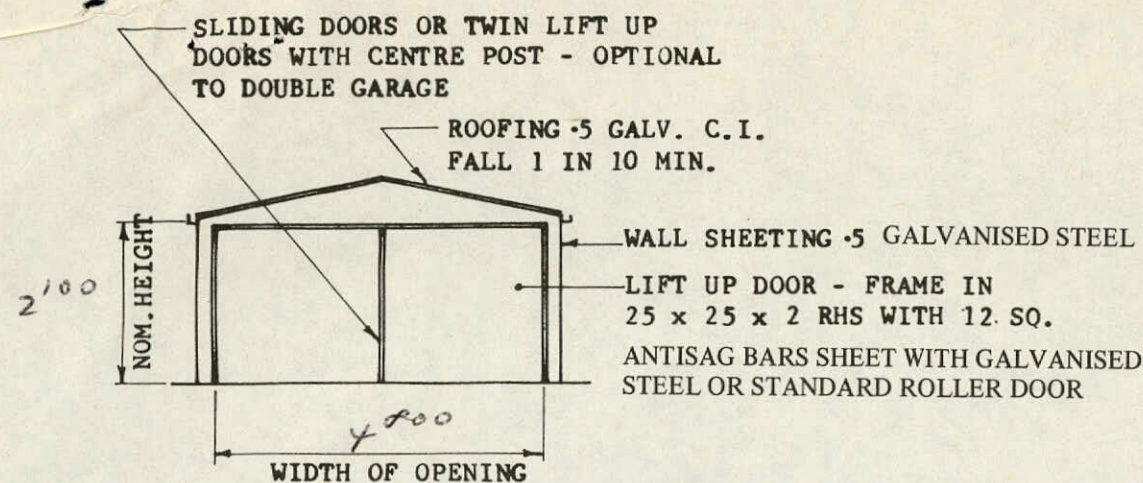
BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED

2 2 MAY 1978

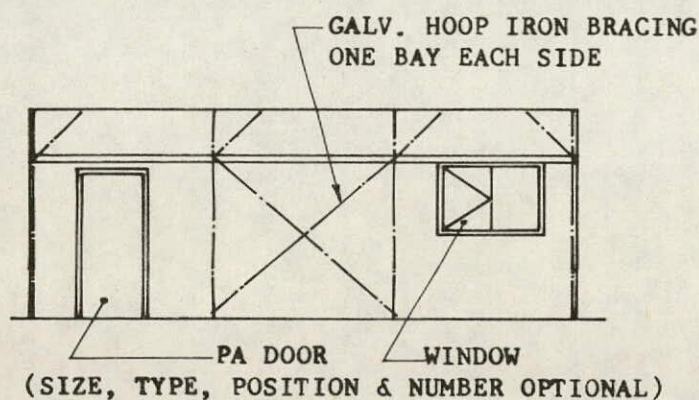
  
DELEGATE  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

27. 51 DOWNER.

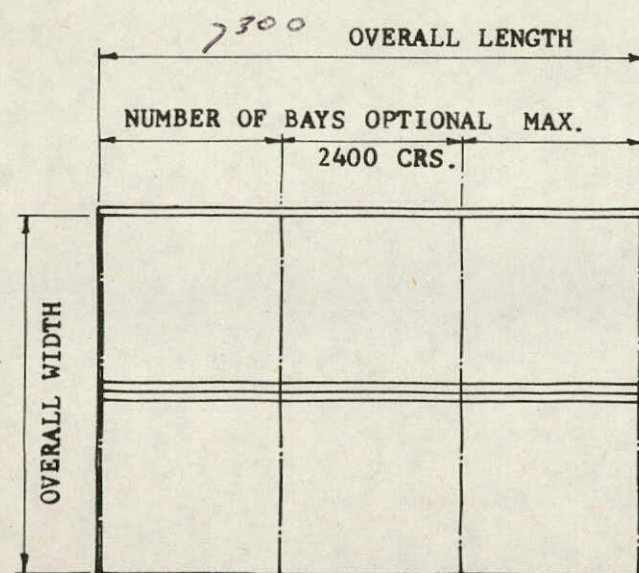




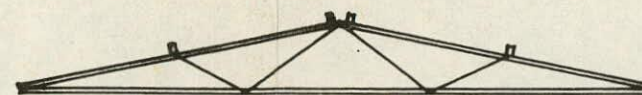
FRONT VIEW



SIDE VIEW

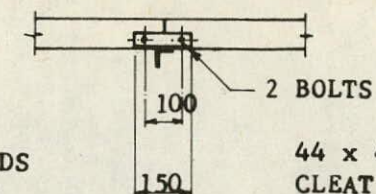


PLAN (NOT TO SCALE)

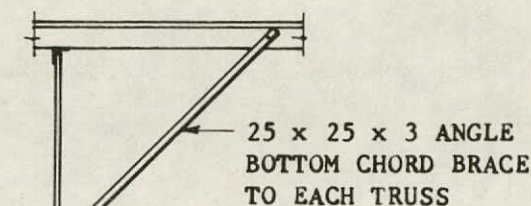
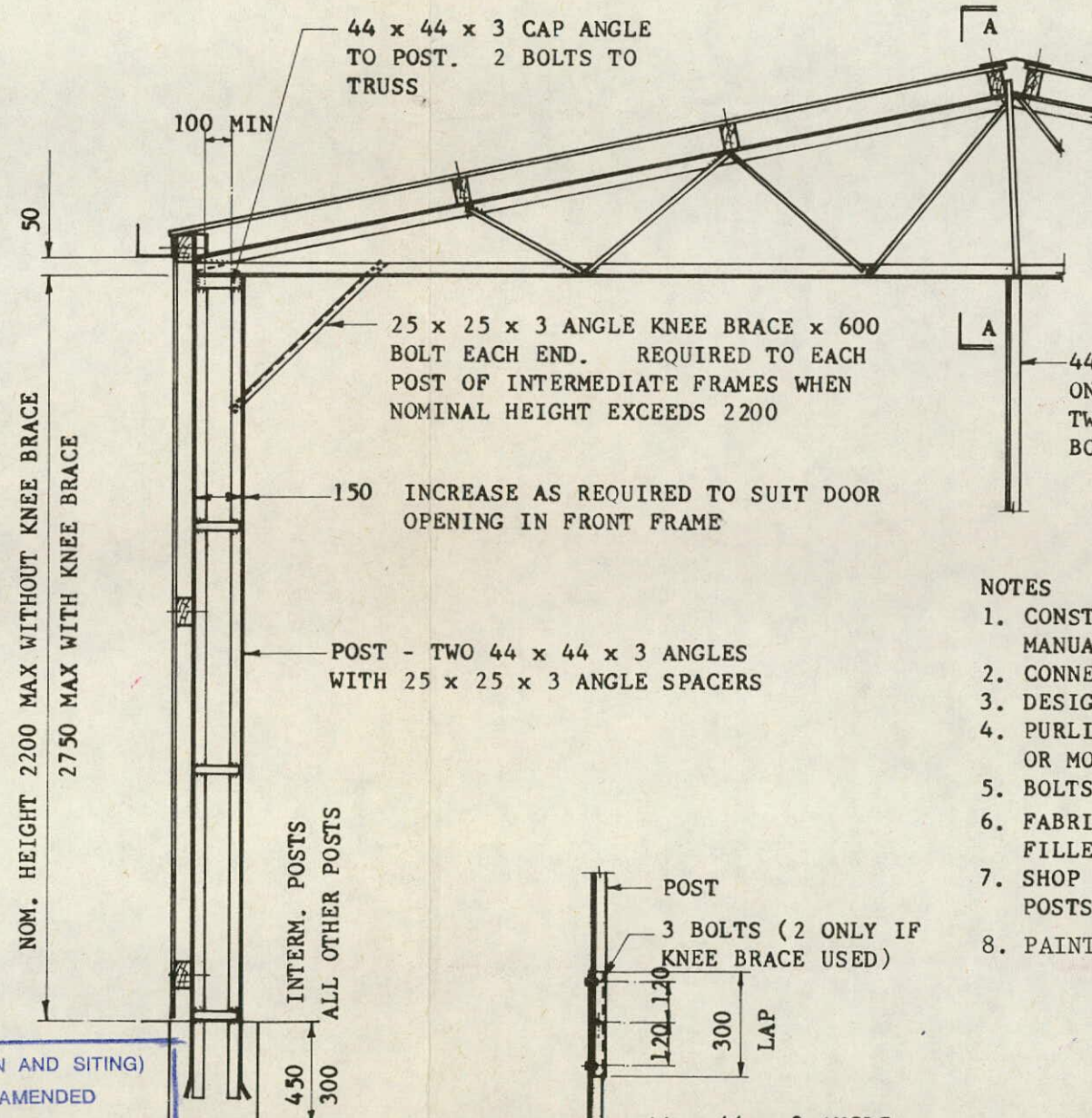


TRUSS CONFIGURATION SPANS 4250 & UNDER

TRUSS MEMBERS:  
CHORDS 44 x 44 x 3 ANGLE  
LAP & WELD AT RIDGE AND ENDS  
WEBS 12 SQ. BAR 75 MIN  
WELD EACH END.



44 x 44 x 3 ANGLE  
CLEAT AT JOINT IN  
PURLINS & GIRTS -  
WHERE LENGTH EXCEEDS  
7200

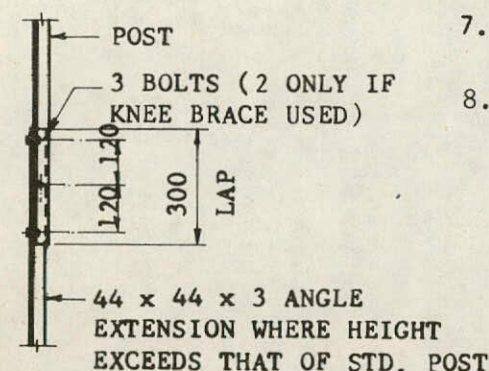


SECTION A-A HAND OPTIONAL

44 x 44 x 3 ANGLE POST TO REAR FRAME. ONE AT MID SPAN FOR SPANS TO 4800 TWO EQUALLY SPACED FOR SPANS OVER 4800 BOLT TO TRUSS

# NOTES

1. CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING MANUAL A.C.T.
2. CONNECT DOWNPIPES TO EXISTING STORMWATER
3. DESIGN LOADS TO AS CA34 PARTS I & II WIND CATEGORY 3
4. PURLINS & GIRTS TO BE 75 x 50 \* CONTINUOUS OVER TWO OR MORE BAYS
5. BOLTS 10 Ø IN 12 Ø HOLES \* OREGON OR HW
6. FABRICATION TO BE TO AS1250 & 1554 WELDS 5 CONTINUOUS FILLET
7. SHOP PRIME STEELWORK EXCEPT FOR EMBEDDED SURFACES OF POSTS AND EXTENSIONS
8. PAINTING TO DEPARTMENTAL APPROVAL



375 SQ. INTERMEDIATE POSTS  
225 SQ. FRONT & REAR POSTS  
INCREASE AS REQUIRED TO GIVE 50 COVER OF CONCRETE OVER STEEL

STRUCTURAL DETAILS  
WITH TRUSS CONFIGURATION  
FOR SPANS OVER 4250 TO 6000

COPYRIGHT

SALES: PROTECTAR PTY. LTD.

BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED  
22 MAY 1978  
DELEGATE  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

MR HANCOCK BLOCK 27 SECTION 51  
STANDARD STEEL FRAME GARAGE MANUFACTURED BY  
BODDY & COLLINS PTY. LTD. PO BOX 328 FYSHWICK PH. 950648  
RAY FRANZI M.I.E. AUST.  
CONSULTING ENGINEER PH. 51 1149  
P.O. BOX 7 JAMISON CENTRE A.C.T. 2614  
SCALE 1:100 1:20  
DRG. NO. G2 C



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.

\$50 for the site plan and house plan (with elevations).

Extra \$10 for the sewer drainage plan.

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.



B4 1426P2

DATE: 22.6.61.

AMENDED

Drainage Plan No. 4892

THIS PLAN SUPERSEDES ALL PREVIOUSLY ISSUED DRAINAGE PLAN.

PLAN OF DRAINAGE.

FOR

Order

NATIONAL CAPITAL DEVELOPMENT COMMISSION

35 HOUSES,

DISTRICT: DOWNER, A.C.T. SECT. 51, BLOCKS 10-12, 22-27.

REFERENCE.

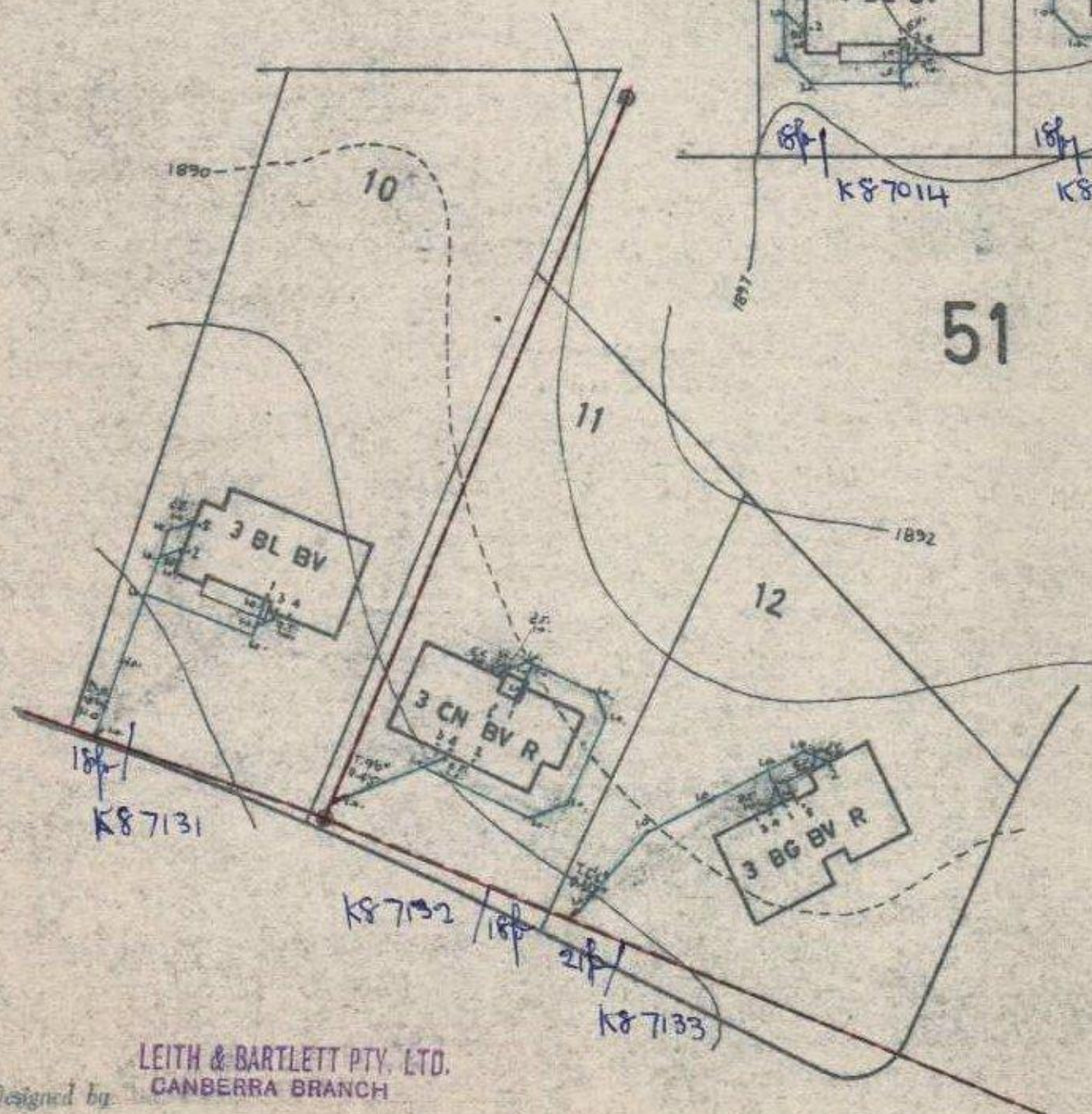
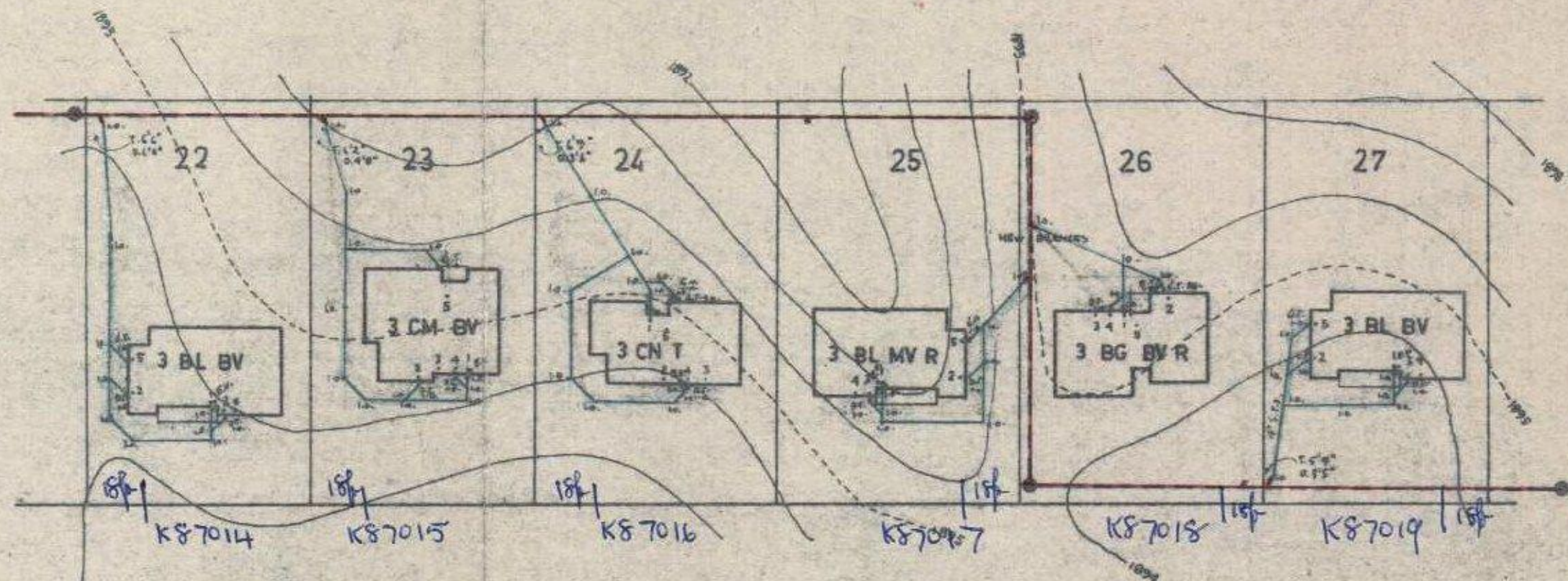
B.T. Boundary Trap.  
G.T. Gully Trap.  
D.T. Disconnector Trap.  
G.D.T. Gully Disconnector Trap.  
G.I.T. Grease Interceptor Trap.  
S.V. Stop Valve.

S.T. Silt Trap.  
C.I.P. Cast Iron Pipe.  
C.W.I.P. Galv. Wrought Iron Pipe.  
S.P.D. Stoneware Pipe Drain.  
I.C. Inspection Chamber.  
I.O. Inspection Opening.  
I.O.J. Inspection Opening Junction.

E.V. Educt Vent.  
I.V. Induct Vent.  
S.I.V.P. Soil Induct Vent Pipe.  
S.V.P. Soil Vent Pipe.  
V.P. Ventilating Pipe.  
T.I.T. Triple Interceptor Trap.  
I.O.B. Inspection Opening Bend.

Scale 40 feet to 1 inch.

(See Regulations.)



LEGEND:

- |                |   |
|----------------|---|
| W.C.           | 1 |
| KITCHEN SINK   | 2 |
| BATH           | 3 |
| BAGIN          | 4 |
| LAUNDRY TROUGH | 5 |
| SHOWER         | 6 |

EXISTING MAINS ARE SHOWN IN RED,  
DRAINS TO BE LAID ARE SHOWN IN BLUE.

BLOCKS 25 & 26 - NEW BRANCHES TO BE  
PROVIDED BY DEPT. OF WORKS, AT CONTRACTOR'S EXPENSE.

NOTE:

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH  
ARCHITECTS WORKING DRAWINGS.  
E.V. LOCATED INSIDE BUILDINGS TO BE COPPER OR C.W.D.L. PIPES  
OF APPR. SIZES.

CONSTRUCTED DETAIL  
SANITARY PLUMBING AND  
DRAINAGE WORK TESTED  
AND PASSED BY INSPECTOR

Mr. *W. J. Shillaber*

DATE 17.4.62

*W. J. Shillaber*  
for *W. J. Shillaber*

14/2/1961

LEITH & BARTLETT PTY. LTD.  
CANBERRA BRANCH

Designed by



## PAYMENT PENDING

As per terms and conditions in the  
Residential Reports Client Guarantee



# Tax Invoice

### Inspection Number 26865

Please ensure this number is used when making payment

24 October 2019

Mirimba Kovner

**For the Property at:** 31 Banfield Street Downer ACT 2602

NO PAY RAPID INSPECTIONS PACKAGE	
Access Canberra conveyancing file fees (no GST)	98.00
Drainage Plans (no GST)	24.00
Access Canberra EER Lodgement Fee (no GST)	34.00
Property Inspection and Report (package price)	475.00
Timber Pest Inspection and Report (package price)	347.00
Building Compliance Inspection and Report (package price)	400.00
First Rate Energy Efficiency Inspection & Report	0.00
GST INCLUDED IN TOTAL	
110.82	
<b>TOTAL</b>	
<b>\$1375.00</b>	

*Thank you for your business*

**No Pay Package Conditions:** The Residential Reports invoice must be paid on settlement or within 180 days of the date of inspection, whichever comes first. Residential Reports must be notified immediately if the property is not marketed within 3 months or is withdrawn from the market and the invoice must be settled within 14 days. Failure to adhere to these terms will result in the Deferred Payment \$350.00 collection fee being applied to amount due.

PAYMENT OPTIONS	
Credit Card	Please call 6288 0402 to provide card details. Your account is not debited until the day reports are provided to you. By calling us with these details as soon as possible, you will ensure there is no delay when reports are ready to be released. A 1.8% surcharge applies.
Direct Deposit	Account Name: Residential Reports BSB: 012-997 Account Number: 2269 05945 Reference: 26865 <b>IMPORTANT: PLEASE ensure this unique ID is used</b>
Cash or Cheque	Can be provided to your inspector on the day. Please notify our office if you choose this option so we can note it on their job sheet. Cheques made payable to 'Residential Reports' please.



### A PERCENTAGE OF EVERY JOB IS DONATED TO OUR WITHOUT A ROOF PROGRAM

Every year we step into hundreds of homes, yet in Canberra there are still so many people living without acceptable, permanent or safe shelter - our in-house program 'Without a Roof' focuses on supporting those members of our community. A percentage from each inspection we conduct is contributed to 'Without a Roof' and periodically donated to make small changes to this big issue. To find out more [www.residentialreports.com.au](http://www.residentialreports.com.au)

Residential Reports Pty Limited ABN 38 609 880 122

35 Poynton Street Hughes ACT 2605 p 6288 0402 f 6288 9516 e [info@residentialreports.com.au](mailto:info@residentialreports.com.au)

**We are a member of the MASTER BUILDERS ASSOCIATION**