



ETHICAL BUILDING AND PEST SERVICES



PROPERTY AT:

**56 Bertel Crescent
CHAPMAN ACT**

Date of Inspection: Monday 18th November 2019

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ABN 94 164 331 346

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



Pre-Purchase Inspection - Residential Building Report – (ACT)

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

Administration Details

Property Address: 56 BERTEL CRESCENT CHAPMAN ACT 2611

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

Date of Agreement: 4th November 2019

Specific Requirements/Conditions Required by You were: Nil

Changes to the Inspection Agreement requested: Not applicable

Date the Changed Agreement was accepted: Not applicable

Time the Changed Agreement was accepted: Not applicable

- ◆ **This Report is subject to conditions and limitations. Your attention is particularly drawn to the Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.**

Inspection Details

Date of the Inspection: Monday 18th November 2019

Time of Inspection: 12.30 pm

Persons in Attendance: Vendor

Weather Conditions at the time of Inspection: Dry

Recent Weather Conditions: Dry

Building Furnished: No

Building Tenancy: Unoccupied

Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- 1. The Actual Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site, The Subfloor

Other Areas Inspected were: Garage, studio, pergolas, deck and garden shed.

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

Subfloor – slab on fill to storeroom

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

Roof void – some areas due to low construction, insulation and sarking

Subfloor – some areas due to heating ducts

Fence – vegetation restricts visual inspection in some areas

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: As per items B above.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: Nil

Details of Apparent concealment of possible defects: Nil

Evidence of apparent concealed defect(s) was seen and details were: Nil

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided: Nil

Important: as this is a visual inspection we strongly recommend the purchaser make inquiries from the vendor about any property issues not visible at time of inspection.

Additional Information provided was: Nil

Details of Other Factors influencing the inspection: Nil

Description and Identification of the Property Inspected

This is a four bedroom, brick veneer single storey extended residence with internal plasterboard walls and ceiling, timber and concrete floors, truss pitched roof construction with concrete roof tiles.

Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

Council Plan Inspection

Timber Pest Inspection
Swimming Pool Inspection
Mould Inspection
Airconditioning Inspection
Mechanical Services
Estimating Report

Electrical Inspection

Structural (Engineer)
Drainage Inspection
Gasfitting Inspection
Alarm/Intercom/Data Systems
Hazards Inspection
Garage Door Mechanical

Plumbing Inspection

Geotechnical Inspection
Asbestos Inspection
Appliances Inspection
Hydraulics Inspection
Fire/Chimney Inspection
Durability of Exposed Surfaces

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection -

Interior, The Roof Interior, Exterior, The Roof Exterior, The Subfloor, Garage/Carport, Pergola/Deck, Site.

Important: Strata Title - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

THE INTERIOR OF THE BUILDING

If present the following elements were inspected:

The Rooms: Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

Kitchen: Bench Top, Cupboards, Sink, Taps and Tiles.

Bathrooms, Toilets, Ensuite and Laundry: Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

INTERNAL

Bedroom 1

- robe installed with four sliding mirror doors;
- wall mounted air-conditioning unit installed, testing and reporting on such items is outside the scope of AS4349.1.(Australian Standard) refer also to Services section on page 11;
- all wall and ceiling linings are sound;
- no major defects/safety hazards visible;

Ensuite

- concrete floor construction;
- no drainage leaks or water hammer evident;
- the shower was tested at the time of inspection with no visible evidence of shower leaking present, however filling of shower base and testing of waterproofing is outside the scope of a standard building report;
- light/heater/exhaust fan combination fitted;
- all wall and floor tiles are sound;
- ceiling lining is sound;
- decay noted to base of door frame adjacent to shower;
- no handle/finger pulls fitted to ensuite door;
- no major defects/safety hazards visible;

- Bedroom 2**
- robe installed with two sliding mirror doors;
 - all wall and ceiling linings are sound;
 - section of skirting board is missing, possibly due to removal of cupboard;
 - no major defects/safety hazards visible;
- Bedroom 3**
- robe installed with two sliding mirror doors;
 - all wall and ceiling linings are sound;
 - no major defects/safety hazards visible;
- Bedroom 4**
- robe installed with two sliding mirror doors;
 - all wall and ceiling linings are sound;
 - window sash is binding in frame, easing recommended;
 - no major defects/safety hazards visible;
- Bathroom**
- timber and concrete floor construction;
 - floor waste installed;
 - no drainage leaks or water hammer evident;
 - the shower was tested at the time of inspection with no visible evidence of shower leaking present, however filling of shower base and testing of waterproofing is outside the scope of a standard building report;
 - spa bath installed, not tested;
 - light/heater/exhaust fan combination fitted;
 - all wall and floor tiles are sound;
 - ceiling lining is sound;
 - one window pane adjacent to toilet is cracked, vendor advised this is scheduled for repair;
 - privacy latch fitted and working;
 - no major defects/safety hazards visible;
- Hall**
- one ceiling mounted smoke detector fitted;
 - all wall and ceiling linings are generally sound, however repair work noted to walls above some doors and to wall where original laundry door has been enclosed;
 - no major defects/safety hazards visible;
- Laundry**
- timber floor construction;
 - single bowl stainless steel by-pass tub installed with laminated cabinet under;
 - no drainage leaks or water hammer evident;
 - all wall and floor tiles are sound;
 - all wall and ceiling linings are sound;
 - storage shelves installed;
 - no major defects/safety hazards visible;

**Kitchen &
Family Room**

- no drainage leaks or water hammer evident;
- exhaust hood fitted, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- 5-plate gas and electric upright stove installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- dishwasher installed, not tested;
- splashback tiles are sound;
- all wall and ceiling linings are sound, repair work noted to ceiling sheet joint crack adjacent to living room;
- all cupboard doors, drawers and bench tops are in good condition;
- no major defects/safety hazards visible;

**Living, Dining
Room & Entry**

- all wall and ceiling linings are sound;
- repair work noted to wall adjacent to one side window, most likely due to heater removal;
- wall mounted air-conditioning unit installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- no major defects/safety hazards visible;

THE ROOF INTERIOR**Roof Interior**

- truss pitched roof construction;
- fibreglass batt and fibreglass fluff insulation to ceiling cavity, approximate thermal rating of R5.0;
- no sarking installed under roofing on front elevation only;
- full inspection was restricted by insulation, height and sarking;
- insulation needs to be kept clear of all recessed lights so as not to create a fire hazard, purpose made light heat shields recommended;
- no major defects visible;

THE EXTERIOR OF THE BUILDING**Windows**

- double glazed timber double hung and awning single glazed aluminium sliding windows installed;
- screens fitted;
- latches and winders fitted;
- no major defects/safety hazards visible;

Eaves

- fibre cement eave soffit sheets installed;
- no major defects/safety hazards visible;

Fascia & Barge Boards	<ul style="list-style-type: none">• timber square-dressed fascia and barge boards installed;• minor amount of weather degradation has occurred to some mitred corners, which is not considered significant, such weathering can be expected to occur mostly to mitred corners and is regarded as general maintenance, rectification during repainting is accepted practice;• no major defects/safety hazards visible;
Roofing & Flashing	<ul style="list-style-type: none">• concrete roofing tiles installed;• several tile corners are broken off on rear elevation but do not appear to be leaking, this is a common occurrence and not considered significant, leaking rarely occurs due to overlaps;• ridge and hip capping is sound;• roof plane is true and straight at time of inspection;• cutting back of adjacent vegetation is recommended as it is lifting a tile on rear right hand corner of house and is growing through sanitary drainage vent pipe on right hand side of house;• no major defects/safety hazards visible;
Guttering, Downpipes & Valleys	<ul style="list-style-type: none">• standard quad gutters installed;• gutters require minor cleaning of vegetation debris;• some areas appear to be retaining water due to insufficient fall which is not considered significant as most gutters will retain some water, overflowing can be expected to most gutters during heavy rain;• some gutter corrosion evident;• front edge of gutter is higher than rear edge, any blockage could cause overflowing into eaves, regular maintenance recommended;
Storerooms Under	<ul style="list-style-type: none">• this is a brick structure with concrete floor, panel board wall linings and plasterboard ceiling;• light and power installed;• dividing walls installed with cavity sliding doors;• external ground levels are higher than internal floor levels, some moisture ingress is possible;
Ensuite	<ul style="list-style-type: none">• concrete floor construction;• no drainage leaks or water hammer evident;• the shower was tested at the time of inspection with no visible evidence of shower leaking present, however filling of shower base and testing of waterproofing is outside the scope of a standard building report;• shower rose flexi hose has a hole, repair/replacement recommended;• hand basin spout is loose, tightening recommended;• exhaust fan fitted;• all wall and floor tiles are sound;• ceiling lining is sound;• no major defects/safety hazards visible;

CRACKING TO BUILDING MEMBERS

Is there significant cracking to the Building Members: No

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

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

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

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Residence Brickwork

- no significant cracking or movement evident to residence brickwork at time of inspection, however minor cracking noted to left hand side wall above meter box;

At the time of inspection such cracking was not considered structurally significant, however further advice is recommended by a structural engineer prior to contracts becoming binding, please feel free to contact the inspector;

THE SUBFLOOR

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

Subfloor ventilation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: **Adequate**

Subfloor

- suspended concrete slab to bathroom and ensuite;
- compressed fibre cement sheet to toilet and laundry;
- hardwood and pine bearers and joists on brick piers with tongue and grooved radiata pine timber flooring over;
- we recommend removal of loose timber and debris stored on ground to inhibit termite attack, refer to pest report;
- area was generally dry at time of inspection;
- no evidence of drainage or shower leaks after testing, however some moisture staining was evident to timberwork beneath wet areas from previous leaks, whilst the structure is considered sound regular inspections for future leaks are recommended;
- gas ducted heating unit installed, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- no major defects/safety hazards visible;

GARAGE

Garage

- this is a brick and timber attached structure with concrete floor and tiled roof;
- one panel-lift-door fitted to front with electronic opener and one roll-a-door fitted to rear;
- light and power installed;
- sarking installed to under roofing;
- no major defects/safety hazards visible;

STUDIO

Studio

- this is a brick and timber detached structure, concrete floor, tiled roof, plasterboard ceiling and wall linings;
- light and power installed;
- no major defects/safety hazards visible;

GARDEN SHED

Garden Shed

- this is a colorbond metal detached structure with concrete floor and one sliding door;
- structure is considered sound and performing as intended;

SWIMMING POOL

Swimming Pool

- swimming pool inspections are outside the scope of a standard building report, inspection of swimming pools and fencing by a qualified technician recommended;

PERGOLAS/DECK

Rear Pergola

- this is a timber attached structure with posts supported on metal post shoes;
- decay noted to some posts and roofing timbers, regular maintenance is recommended;

Front Pergola/ Deck

- this is a metal and timber attached structure with polycarbonate roofing to a small section, supported on metal posts with hardwood decking;
- condensation dripping may occur from roofing during cold weather;
- no major defects/safety hazards visible;

THE SITE

- | | |
|-------------------------------|--|
| Driveway | <ul style="list-style-type: none">• concrete driveway is in good condition; |
| Surface Water Drainage | <ul style="list-style-type: none">• no adverse overland stormwater flow indicators were present for normal weather conditions; |
| Hot Water | <ul style="list-style-type: none">• instantaneous gas mains pressure hot water unit installed to rear, no corrosion or leaking evident, hot water systems can fail at anytime for a number of reasons, however unit was working at time of inspection; |
| Heating/Cooling | <ul style="list-style-type: none">• one air-conditioning fan coil unit installed to left hand side and one to right hand side, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11; |
| Fences | <ul style="list-style-type: none">• metal colorbond fencing is in good condition;• some decay and loose palings evident to timber fencing;• fencing was not fully visible due to vegetation; |
| Additional Comments | <ul style="list-style-type: none">• provision of a wire mesh or similar cover is recommended to ornamental pond in front courtyard for safety reasons;• some movement noted to one brick pillar that forms part of pool fence, repair recommended; |

SERVICES

Electrical Installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report, as is the clearance of ceiling insulation to light fittings. It's recommended that a licensed electrician be consulted for further advice.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

Hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

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

Conclusion and Summary

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

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

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

Low

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

Typical

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

Average

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase. If it is more than 60 days from the inspection date, we recommend a new inspection and report.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

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

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

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

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

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

The septic tanks: Should be inspected by a licensed plumber.

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

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

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

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

- 1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

4) CONSUMER COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

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

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

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

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

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

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

5) ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”

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

- 7) MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

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

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

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

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

This Report may be attached to the Contract provided that:

- I. This Report must include: -
 - (a) the Inspection Date; and
 - (b) the date the Report was prepared; and
 - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -
 - (a) the fact that this Report has been prepared; and
 - (b) the street address of the property inspected; and
 - (c) the Inspection Date stated in this Report; and

- (d) the name and contact details of the company, partnership or sole trader that employs the Building Inspector who prepared the Report; and
- (e) the name of the Building Inspector who carried out the inspection.

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

- (a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and
- (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
- (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and
- (d) The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

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

NOTE: The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Inspector who carried out the Inspection.

WARNING: The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. It is, therefore, **very strongly recommended** that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

THIS IS NOT A COMPLIANCE REPORT STRICTLY IN ACCORDANCE WITH CIVIL LAW (SALE OF RESIDENTIAL PROPERTY) REGULATIONS:

The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the Inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the Inspector. The Purchaser is advised that a Special Purpose Report is available through the Inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. **IT IS STRONGLY RECOMMENDED** that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.

CONTACT THE INSPECTOR

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

The Inspection and Report was carried out by: Michael Ffrench

Address: PO Box 217 JERRABOMBERRA NSW 2619

Licence: ACT Building Licence No: 2013845 Class C
NSW Building Licence No: 263281C

Insurance Accreditation Number: 01578

Dated this 18th Day of November 2019

SIGNED FOR AND ON BEHALF OF: Ethical Building and Pest Services



Signature:

Refer Notice to Purchaser (ACT) below

Notice to the Purchaser (ACT only)

- (a) At the Exchange and prior to the 'Cooling-off Period' you were given an inspection report on the Property you intend purchasing. This Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, **very strongly recommended** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to exchange or prior to the expiration of any 'Cooling Off Period' and prior to settlement.
 - (b) If the Report indicated the presence of termite damage or recommends any other inspections or treatments you should obtain copies of these reports and any treatment proposals, certificates of treatment carried out, including details of all repairs including copies of quotations, invoices and any other reports. It is **strongly recommended** that you arrange for an inspection and report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building inspection in accordance with AS 4349.1.
 - (c) If you fail to procure a further inspection and report as recommended in (a) and (b) or fail to obtain copies of other reports, treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then you agree that you have decided not to have a further inspection and report carried out, or to obtain copies of treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports and have relied upon your own enquires and the Report knowing the possible consequences and that the condition of the property, as stated in the Report, may have changed.
 - (d) You agree that the person carrying out the inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.
- NB** It is a condition of your right to rely upon the Report that you transmit by fax, post or otherwise deliver the signed "Notice to the Purchaser (ACT only)" to the company, partnership or sole trader at the address detailed on the front of the Report not less than four (4) days prior to the date of settlement. If you fail to complete, sign or deliver the Notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.

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

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and it is my/our intention to **rely upon the findings contained in the report**; or
2. I/We have **arranged for another inspection of the property and report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or
3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection Date stated in the Report.

COMPLIANCE REPORT

Block 3 Section 24 CHAPMAN ACT

As requested, Ethical Building and Pest Services carried out an inspection of the records provided by Environment and Planning Directorate on Monday 18th November 2019. The information listed below is based on documentation supplied by Environment and Planning Directorate and a site visit.

Building Approval Plan No	Certificate of Occupancy	Date	Description of Works
31003 + 31003/A/B	12509	15.08.73	Brick Veneer Residence
31003/C/D	19464	11.04.75	Brick Garage and Wall
31003/E/F	10653	29.12.78	Fibreglass Swimming Pool
31003/G	13073	23.05.79	Screen Retaining Wall
083742/A	083742N1C2	08.11.19	Extension Including Garage, Deck and Courtyard Wall

SUMMARY

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

1. Rear family room extension and rear deck as shown on Plan Number 083742/A were never constructed and skylights have not been installed to living room.
2. The ground floor storeroom and ensuite below kitchen/living area are not shown on any plans, Building Control approval is required.
3. Minor laundry renovation is exempt from approval.
4. Kitchen sink is in a different location to what is shown on plans, work is exempt from approval.
5. No approval is required for conversion of workshop/store into a studio, however structure is still a Class 10 (non habitable) area.
6. Ornamental pond in front courtyard is capable of holding more than 300mm deep water, such items require Building Control approval.

This report has been based on a thorough and careful visual inspection of the building file documents and the property carried out by us. This report deals with matters of compliance with approved plans as held by the Environment and Planning Directorate.

Please find enclosed:

- 1 Conveyancing Enquiry (3 pages)
- 1 File Index for Conveyancing Search
- 5 Certificates of Occupancy
- 3 Survey Certificates (4 pages)
- 1 Sanitary Drainage Plan
- 22 Architectural Plans depicting the original dwelling plus alterations and amendments

Disclaimer

Finally we state that this compliance report is for the use of the Addressee/Purchaser. We accept no responsibility or liability to any other party who might use or rely upon this report without our prior knowledge and written consent. Also, we must state that neither the whole nor any part of this report, or any reference thereto may be included in any published document, circular or statement, nor published in part or in full in any way without the written approval of Ethical Building and Pest Services of the format and context in which it may appear.

No reliance may be placed on this report after 180 days.

Should you require any further assistance please contact me.



Michael Ffrench

ACT Building Licence No: 2013845 Class C
NSW Building Licence No: 263281C
Professional Indemnity Insurance
Policy No. AUS-19-10935
Expiry Date October 2020



Pacific International Insurance Pty Ltd
ACN: 169 311 193
PO Box 550
KOTARA NSW 2289
Telephone: 1300 309 169
Fax: +61 (2) 4954 3660
Email: insurance@pacificintins.com

Certificate of Currency

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

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

The Insured: Mick Ffrench Pest & Building Services Pty Ltd T/A Ethical Building and Pest Services
ABN Number: 94 164 331 346
Address: 4 Elaroo Place
Jerrabomberra NSW 2619

PARTICULARS OF INSURANCE COVER

Insurer: Pacific International Insurance Pty Ltd
ACN 169 311 193

Policy Number: AUS-19-10935

Period of Insurance Cover: 14 October 2019 To: 14 October 2020

Limit of Professional Indemnity: \$2,000,000 in the aggregate and \$1,000,000 in any one claim during the period of insurance.

Limit of General Liability \$5,000,000 Any one claim and in the aggregate during the period of insurance.

**Sub-Limit of General Liability
Environmental Impairment:** \$250,000 Any one claim and in the aggregate during the period of insurance.

Limit of Products Liability: \$5,000,000 Any one claim and in the aggregate during the period of insurance.

Business Activities and/or Extensions covered under this policy:

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

Thursday, 10 October 2019



Building Conveyancing Enquiries and Energy Rating Package Application - receipt

Your submission has been successful. Please keep a copy of this receipt for your records. This transaction will appear on your statement as ACCESS CBR INTERNET CANBERRA

Date and time	Reference code	Payment receipt number	Total amount paid
05 Nov 2019 1:09:16 PM	P44NF8	2558301129	\$ 122.00

Access Canberra
ABN 68 367 113 536

GPO Box 1908
Canberra ACT 2601

Phone: (02) 6207 1923

Request type

Select a request type *

Residential conveyancing enquiry

Our aim is to provide a 4 to 5 full working day turnaround period for a standard service. The turnaround time commences from receipt of the request at Mitchell and does not include weekends, public holidays.

For high priority requests an additional surcharge is applied and the turnaround period is 24 hours with the same conditions specified above.

What is the priority of this request? *



Standard



High

Contact details

Applicant details

Title

Given name *

Family name *

Ethical Building

Pest Services

Email *

Phone *

inspector@ebps.com.au

0262999111

Property information

Address line 1 *

56 BERTEL CRESCENT

Address line 2

Suburb *

State *

Postcode *

CHAPMAN

ACT

2611

Suburb *

Section *

Block *

Unit

CHAPMAN

24

3

If you require help with suburb/district, section or block details, visit ACTMAPi (<http://www.actmap.i.act.gov.au/home.html>).

Lessee *

Applicant's reference

Andrew Tongue & Vicki Middleton

Additional information

Is the property an ex Government residence? *

☐ Yes

☐ No

☒ Unknown

Do you want to include a Sanitary Drainage Plan? (Additional fees apply) *

☒ Yes

☐ No

Applicant declaration

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

☐ I am the lessee/owner.

☐ I am the solicitor acting on behalf of the lessee/owner.

☒ I have authorisation from the lessee/owner.

☐ I am/act for a mortgagee in possession.

☐ I have authorisation from the solicitor representing the lessee/owner.

☐ I have authorisation from the Trustee of the deceased estate.

☐ I have authorisation for power of attorney from the lessee/owner.

Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. It is an offence to make a false or misleading statement, give false or misleading information or produce a false or misleading document (see Criminal Code, pt 3.4).

Letter of authority *

[chapman 56 bertel cres actpla letter.pdf](#)

Payment amount

\$ 122.00

CONVEYANCING PART 2

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

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|-------------------------------------|
| 1. (a) Is this a government or ex government house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any record of incomplete building work on the building file?
If yes - file copies attached | <input 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
- Survey Certificates
- Approved Building Plans
- Ex- government Building Plans
- Certificate of Completion of Asbestos Removal work**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If requested:

- Drainage Plan(s)

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

ASBESTOS

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

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

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

Search officer comments (if any?)

Search officer initials: RV

Cost of application: \$ 122.00

Date completed:

18/11/2019

CONVEYANCING BUILDING FILE INDEX

SUBURB: CHAPMAN		SECTION: 24		BLOCK: 3		UNIT: -		EX GOV: No		
COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	INSPECTION DATE
Y	31003	1	NEW RESIDENCE					\$24,300		
		5					31003			
Y	31003/A	6			Y					
		11	SURVEY CERTIFICATE							
Y	31003/B	15		Y						
		24	FINAL INSPECTION							15/08/1973
		25							31003+/A/B 15/08/1973	
Y	31003/C	26	GARAGE					\$5,000		
		30					31003/C			
Y	31003/D	36		Y						
		39	FINAL INSPECTION							13/03/1975
		41	SURVEY CERTIFICATE							
		42							31003/C/D 11/04/1975	
Y	31003/E	43	SWIMMING POOL					\$5,000		
Y	31003/F	45		Y						
		46					31003/E/F			
Y	31003/G	49	SCREEN WALL					\$2,500		
		58					31003/G			
		66	FINAL FOR PLAN 31003/E/F							28/12/1978
		67							31003/E/F 29/12/1978	
		71	FINAL FOR PLAN 31003/G							22/05/1979
		72							31003/G 23/05/1979	
Y	083742/A	-	EXTENSION INCLUDING GARAGE, DECK AND COURTYARD WALL				083742/A	\$86,625		
		-	SURVEY CERTIFICATE							
		-	FINAL INSPECTION							10/11/2009
		-							083742/A 18/11/2019	

Drainage Plan Number: 21542

Comments:

CERTIFICATE OF FITNESS
(Class, and X Occupancy Only)

ALSTRAALIAN CAPITAL TERRITORY
Building Ordinance 1972
(PART VI)

No 12509

25

ADVISE TO		Name of Permit holder	Address
Name of Lessee		Address	

It is hereby certified that the building consisting of Block 2 situated on Block 2 Section 1014 in the Canberra Division of ACT for which plans and specifications were approved and a building permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Type of construction	Class of occupancy	Number of storeys
Permit No. <u>14343</u>		
Approved Plan No. <u>21003/15/11</u>		

as defined in the Building Manual A.C.T.

15/10/77
Deputy Building Controller

OFFICE COPY

AUSTRALIAN CAPITAL TERRITORY
Building Ordinance 1972
(PART VI)

CERTIFICATE OF FITNESS
(Class 1, X Occupancy Only)

27

ADVICE TO	
Name of Permit holder	Address
E. Conf.	
Name of Lessee	Address
H. Eastbrook	

It is hereby certified that the building consisting of Jack Sengstack Pty Ltd
situated on Block 2 Section 24 in the Canberra Division of Chapman /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.

Type of construction *	Class of occupancy *	Number of storeys
31003/c + 10		
Permit No. _____ Approved Plan No. _____		

* as defined in the Building Manual A.C.I.

20730

Spoken
Inventive

19464

Reliability Engineering Handbook

841/0(872)

Department of the Capital Territory
Building Section

CERTIFICATE OF FITNESS

(CLASS 1 AND X OCCUPANCY ONLY)

8/1/88/75

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

It is hereby certified that the building consisting of Fibre-glass Swimming Pool

situated on

Block	Section	Division
3	24	CHADMAN
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.

310001E & 310031E

Type of construction*	Class of occupancy*	Number of storeys
73425	P Meeteleved	
Permit no.	Name of permit holder	

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

No 10653

M. J. B. as of 20/12/78
Deputy Building Controller

Department of the Capital Territory
Building Section

CERTIFICATE OF FITNESS

(CLASS T AND X OCCUPANCY ONLY)

PL 1/8/9/75

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

It is hereby certified that the building consisting of

situated on

Block	Section	Division
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.

Type of construction *	Class of occupancy *	Number of storeys
Permit no.	Name of permit holder	

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

13073

Deputy Building Controller



ACT
Government

Access Canberra Building Services
GPO Box 158, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. **083742N1C2**

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Builder CHRISTOPHER JOHN HENRY	Suburb CHAPMAN	Section 24	Block 3
Notice of Intention to Start Work Number 083742N1	Plan 083742/A		

Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
OTHER	SEE DESCRIPTION	8662	EXTENSION INCLUDING GARAGE, DECK AND COURTYARD WALL		

Comments

Important note:

1. Residential building statutory warranties and residential insurance apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.

LAYNE BORRETT
Delegate of the Registrar

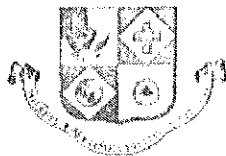
18/11/2019
Date

GEOFFREY N. LANCE

LAND, ENGINEERING AND MINING
SURVEYOR

MEMBER INSTITUTION OF SURVEYORS
REGISTERED UNDER SURVEYORS
ACT 1923

LICENSED IN A.C.T.



REGISTERED BY
THE INSTITUTION OF SURVEYORS AUSTRALIA
FOR THE USE OF ITS MEMBERS ONLY

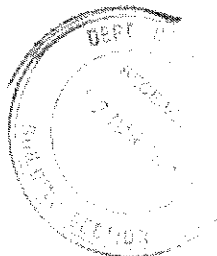
PHONE: QUEANBEYAN 97 1103
77 THURTELL AVENUE
QUEANBEYAN, N.S.W., 2620

ADDRESS ALL MAIL TO:
P.O. BOX 134, QUEANBEYAN, 2620

My ref: 195
Your ref:

February 27, 1973

The Manager,
Hooker Homes Pty. Ltd.,
P.O. BOX 711,
CANBERRA CITY, A.C.T. 2651



Dear Sir,

I have made a survey of Block 3 of Section 24 in the Division of Chapman in the Canberra City District of the Australian Capital Territory as shown upon Location Plan number 2012 and being the land shown edged red in the sketch below.

I find thereon brick foundations of a cottage in course of erection no portion of which extends beyond the correct boundaries of the block.

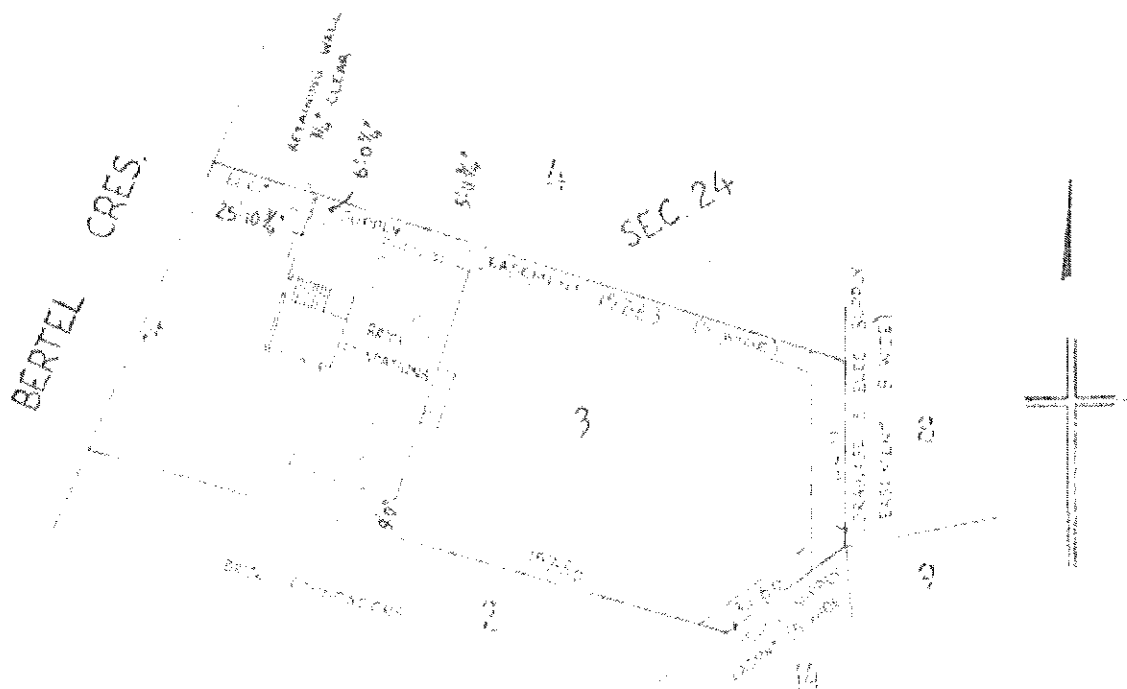
The boundaries are not fenced.

The location of the improvements and the dimensions of the block are shown upon the sketch below.

There are no apparent encroachments by or upon the subject property.

Yours faithfully,
G. N. Lance

G. N. Lance



SOWDEN, WELLS & ASSOCIATES

34 BOUGAINVILLE STREET
MANUKA, A.C.T. 2603



TELEPHONE 959468

P.O. Box 277
MANUKA, A.C.T. 2603

REGISTERED SURVEYORS

GRAHAM SOWDEN, M.I.S. (AUST.)
MICHAEL A. WELLS, M.I.S. (AUST.)
DESMOND J. LILLEY, M.I.S. (AUST.)

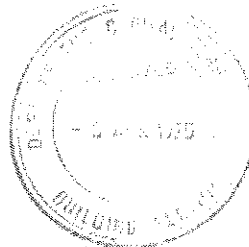
PRIVATE TELEPHONES

95-9142
49-7741
00-4201

REF. 11888

26th March, 1975

Mr. H. Ferlitsch,
56 Bertel Crescent,
CHAPMAN, A.C.T.



Dear Sir,

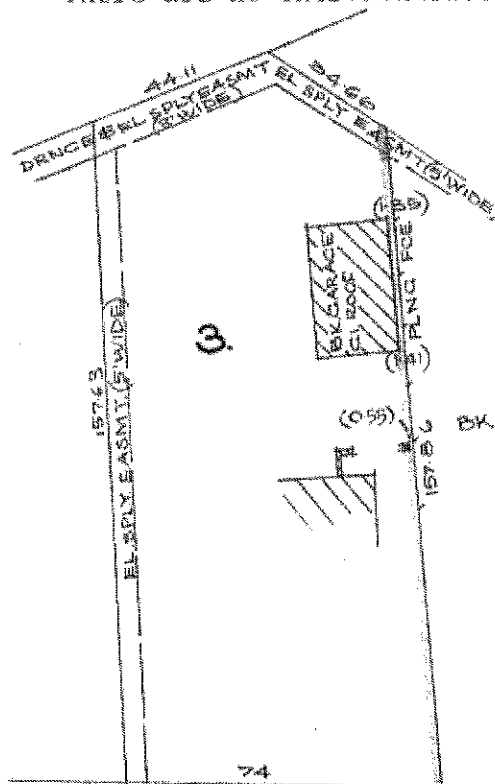
I have surveyed part of Block 3, Section 24, Division of CHAPMAN in the Canberra City District, Australian Capital Territory as delineated on Deposited Plan No. 2912, containing an area of 1 rood $3\frac{1}{4}$ perches more or less and having a frontage of 74 feet to Bertel Crescent, such being shown by red edging on the sketch plan endorsed hereon.

Upon this land stands a brick garage with galvanized iron roofing. The sketch shows the position of the garage relative to the boundaries.

The garage is erected wholly within the boundaries of the land.

The land is fenced as shown on the sketch.

There are no encroachments by or upon the subject land.



Yours faithfully,

G. Sowden

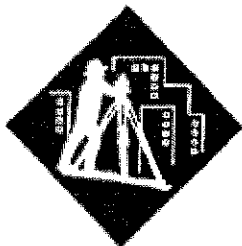
REGISTERED SURVEYOR

2
BK. RES. No 54



BERTEL CRESCENT
11 = 40' 0"

SEC. 24
D.P. No 2912



CAPITAL SURVEYS

LAND & ENGINEERING SURVEYING

ABN: 91 076 491 720

A Division of R U Schneider Pty Ltd



SURVEY REPORT

CHRIS HENRY

LAND being BLOCK 3, SECTION 24, DP 2912, having a frontage to Bertel Crescent (number 56), Division of Chapman, District of Weston Creek, in the Australian Capital Territory.

I CERTIFY that I have surveyed the boundaries of the subject land, which is outlined in black on the sketch plan attached. This survey is in regard to the brick extension and garage under construction on the block.

ERECTED on the subject land is an existing brick residence with a brick extension and garage under construction within the subject land. The relationship of these improvements to the adjoining boundaries is as shown on the survey sketch.

THE LAND is subject to easements as shown on the sketch.

THIS SURVEY is in regard to the extension and garage only. This survey is for IDENTIFICATION purposes only. This survey is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who use or rely on the whole or any part of the contents of this survey.

R U SCHNEIDER
Surveyor Registered under
Surveyors Act 2007
1st April 2009
Ref no 2777

SURVEY SKETCH



BERTEL CRES

22-775

(6-0)

(6-6)

(0-37)
CLEAR

(0-20)
CLEAR

BRICK EXTENSION
UNDER CONST

NO %
EXISTING
BRICK
RESIDENCE

48-045

ELECTRIC SUPPLY EASEMENT 1-1/2 WIDE

BLK 3
SEC 24
DP 2912

48-115

DRAINAGE & ELECTRIC SUPPLY
EASEMENT 2-1/4 WIDE

13-445

ELECTRIC SUPPLY EASEMENT 1-1/2 WIDE

Siting OK.

R.U. SCHNEIDER
REGISTERED SURVEYOR
SURVEYORS ACT 2007
1/04/2009
REF NO 2777
NOT TO SCALE

OWNER NETWORK FINANCE

BLOCK 2-3 SECTION 24 CHAPMAN A.C.T.

REFERENCE

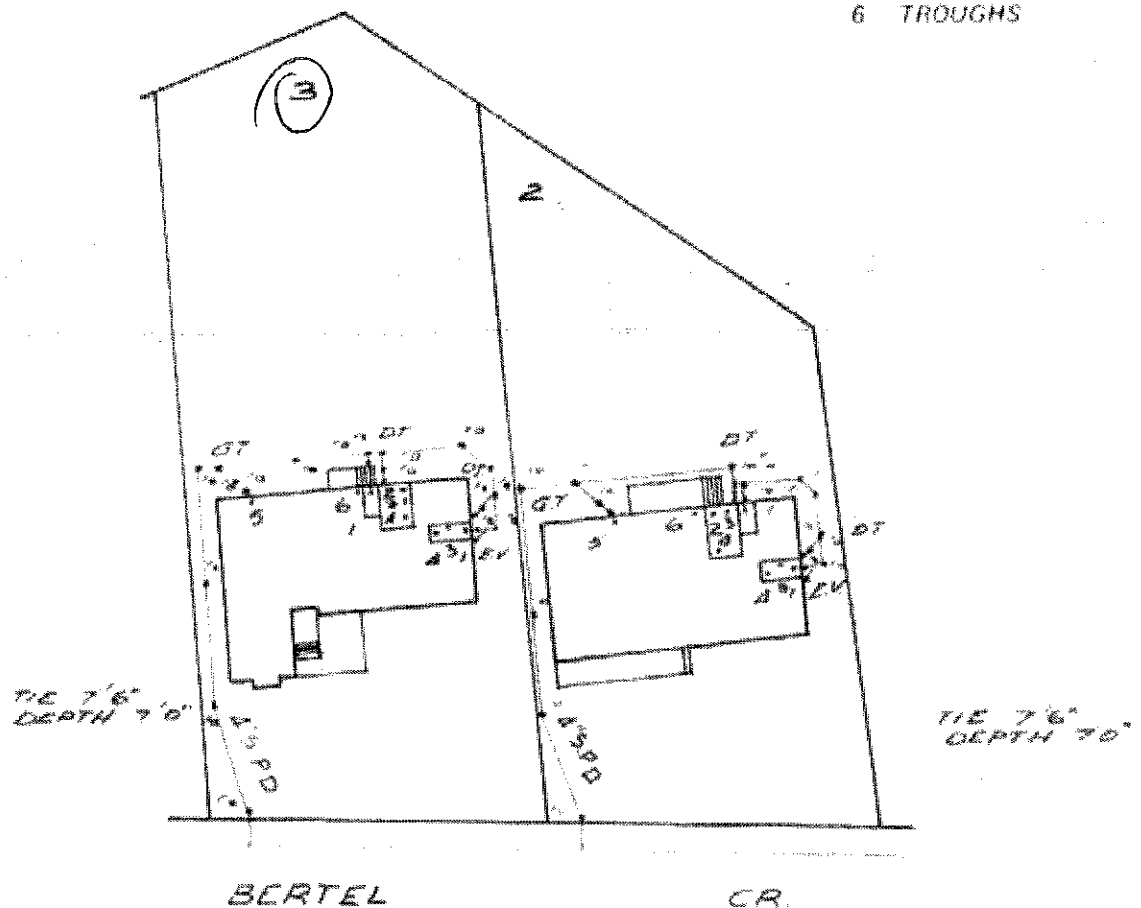
DT	Drainage Trap	SPD	Sanitary Pipe Drain	IC	Inspection Chamber	FT	Floor Trap
FV	Flush Vent	CIP	Cleanout Pipe	MH	Man Hole	SVP	Soil Vent Pipe
GT	Gas Trap	IO	Inspection Opening	VP	Ventilating Pipe	VR	Vertical Rise

NOTE: All work to be completed in accordance with Current Sewerage & Water Supply Regulations

SCALE 40 FEET TO 1 INCH

FIXTURES

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



NOTES - DRAINS TO BE LAID ARE SHOWN IN BLUE LINES
 THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
 DRAINS TO BE DELETED SHOWN BY RED X
 EXISTING DRAINS SHOWN IN GREEN LINES
 POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED

Designed by G. MOORE & N. SMITH Phone 95 9236
 Plumbing & Drainage Consultants

DRAWN GM 8-1-73 REF D 703

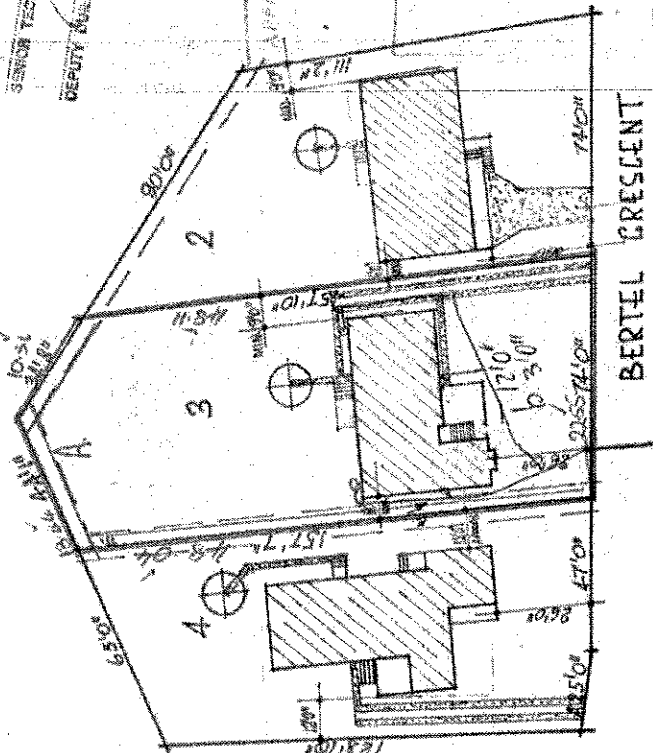
W. I. Barker
 for SEWERAGE ENGINEER 11-1-73

Plans/File No. 31003

Received Building Section
12 DEC 1972
Dept. of Interior

51/2

PLANS
EXAMINED BY *[Signature]* 18.12.1972
ENGINEER FOR WATER SUPPLY AND SEWERAGE
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER
ARCHITECT
SENIOR TECHNICAL OFFICER
DEPUTY BUILDING CONTROLLER

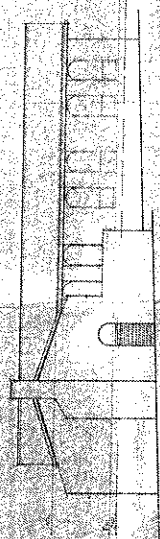


BUILDINGS (DESIGN AND SITEWORK)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED 11 DEC 1972
DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

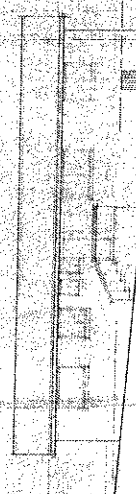
ITEM	DESCRIPTION	REQ'D	MATERIAL	REMARKS		
				SCALE	PASSED	DATE
	BLOCKS: 2, 3, 4			1" = 40'0"		NOV. 1972
	SECTION 24 CHAPMAN			DRAWN <i>[Signature]</i>		DRAWING NUMBER
				TRACED		
				CHECKED		

S/12

2006



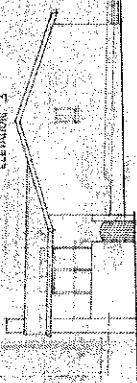
ELEVATION 1



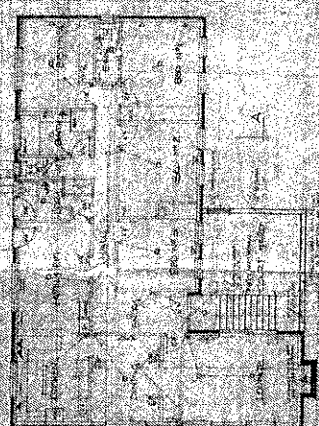
ELEVATION 2



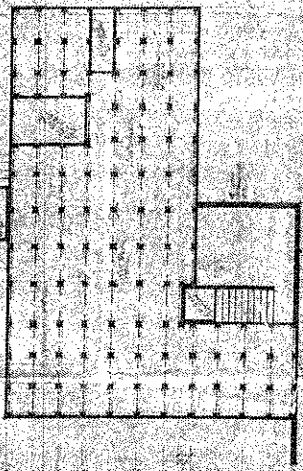
ELEVATION 3



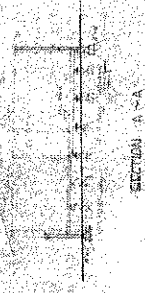
ELEVATION 4



PLAN



FOUNDATION PLAN



SECTION A-A

SECTION A-A AND OTHER
CONSTRUCTION DETAILS
SHOWN ON THIS SET
OF DRAWINGS
ARE TO BE CONSIDERED
AS PART OF THE
CONSTRUCTION
DOCUMENTS
FOR THIS PROJECT

ELECTRICAL KEY
1. Light Switch
2. Outlet
3. Telephone Jack
4. Data Port
5. Fire Alarm Pull Station
6. Fire Alarm Control Panel

PROPOSED 2007 1/2 INCH SCALE		RESIDENCE	
BLOCK 3 SECTION 24		CHAPMAN	
SCALE	1/4" = 1'-0"	DATE	10/10/06
DRAWN BY	JAC	FOR	HOOPER HOMES, INC.
CHECKED BY	JAC	DATE	10/10/06
PROJECT NO.		1000000000000000	
PROJECT NAME		HOOPER HOMES, INC.	
PROJECT ADDRESS		1000000000000000	
PROJECT CITY		1000000000000000	
PROJECT STATE		1000000000000000	
PROJECT ZIP		1000000000000000	

INTERNAL FLOOR SLAB CONSTRUCTION

Received 8:45 AM
- 5 JAN 1973
Dept. of Interior

$\frac{d}{dt}$

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

22

[illegible]

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

[Faint handwritten notes]

100

1. *Chrysomelids* (Coleoptera: Chrysomelidae) are a large and diverse group of beetles, often found on plants. They are characterized by their colorful patterns and shapes. Some species are known for their ability to produce a strong, foul odor when disturbed.

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

100

[illegible]

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 99. *U. lutea*
 100. *U. lutea*

34. Chapman.

[illegible]

PAGE 50

GRAVING ALLEGORY

00000000

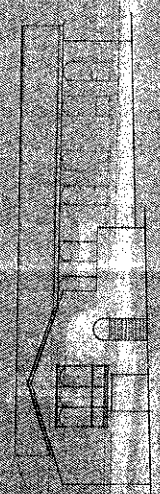
TRACE

CHONG

0/24

ARCHITECT
J. H. HARRIS
1001 RESERVE STREET
LOS ANGELES, CALIF.

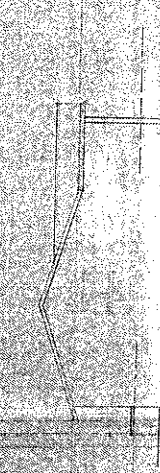
8/5



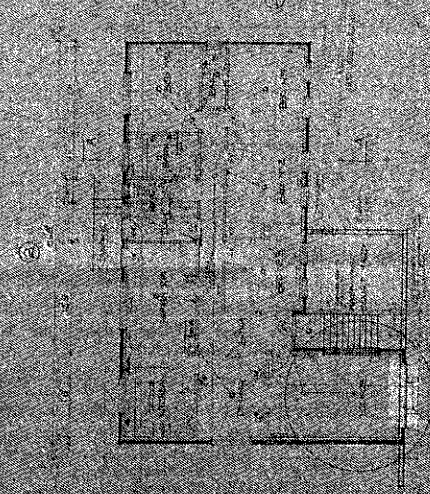
ELEVATION 1



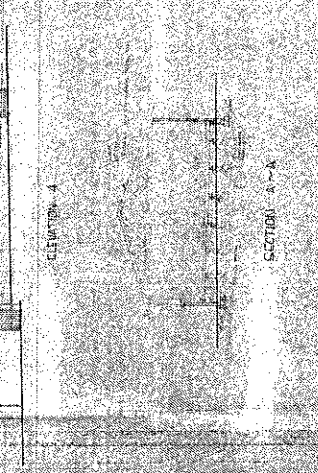
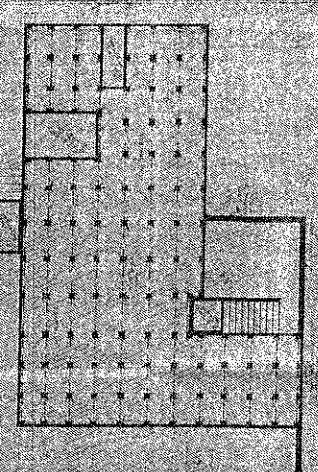
ELEVATION 2



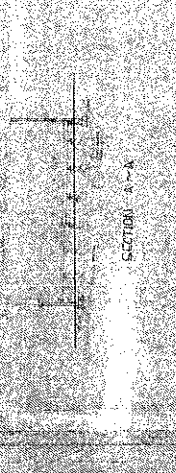
ELEVATION 3



NOTES:
1. FINISHES AS SHOWN ON SHEET 2.
2. SEE SHEET 3 FOR ELECTRICAL SYMBOLS.
3. SEE SHEET 4 FOR MECHANICAL SYMBOLS.



ELEVATION 4



SECTION A-A

PROPOSED BLOCK 3, RESIDENCE	
BLOCK 3, SECTION 24, CHAPMAN	
SCALE	1/4" = 1'-0"
DATE	8/5
BY	J. H. HARRIS
CHECKED BY	J. H. HARRIS
DATE	8/5

1001 RESERVE STREET
LOS ANGELES, CALIF.

HEAD OFFICE:

Hooker House,
Angel Place, Sydney, N.S.W. 2000
Phone: 2 0367

BRISBANE:

112 Ipswich Road, Wiggabba, Qld., 4102
Phone: 91 2761

NEWCASTLE:

96 Tudor Street, Hamilton, N.S.W. 2303
Phone: 61 4209

HOOKEH HOMES

PTY. LIMITED

Member Master Builders' Association

25 LONSDALE STREET,
BRADRON, A.C.T. 2601

P.O. BOX 711
CANBERRA CITY, 2601

TELEGRAMS: "HOOKHOME"

TELEPHONE: 4 0294
4 0295

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

Our Ref.: LT/BM

Your Ref.:

17th May, 1973.

The Building Controller,
Building Section,
Department of the Capital Territory,
P.O. Box 158,
CANBERRA CITY. 2601.

PLANS/FILE No. 21002/3

Received Building Section

31 MAY 1973

Dept of the Capital Territory

Dear Sir,

RE:- BLOCK 3 SECTION 24 CHAPMAN

We seek your approval to delete the fire place
from the front elevation to the lounge and replace with
windows and flower box as attached plan.

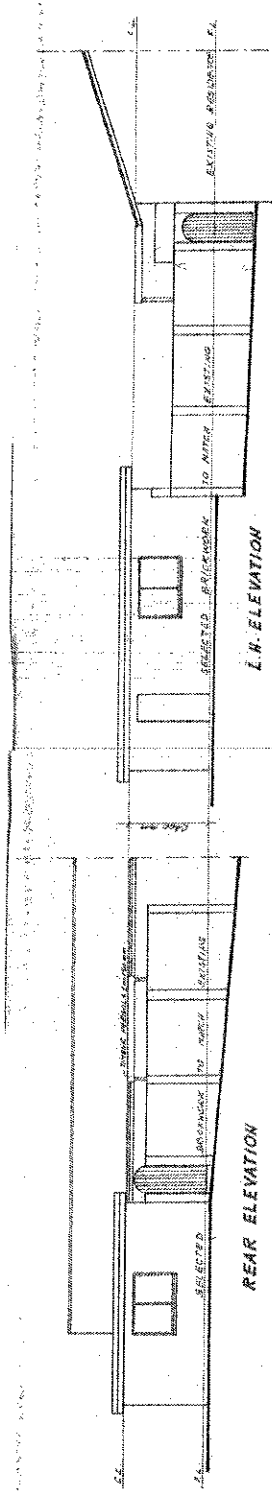
Your early approval would be appreciated.

Yours faithfully,

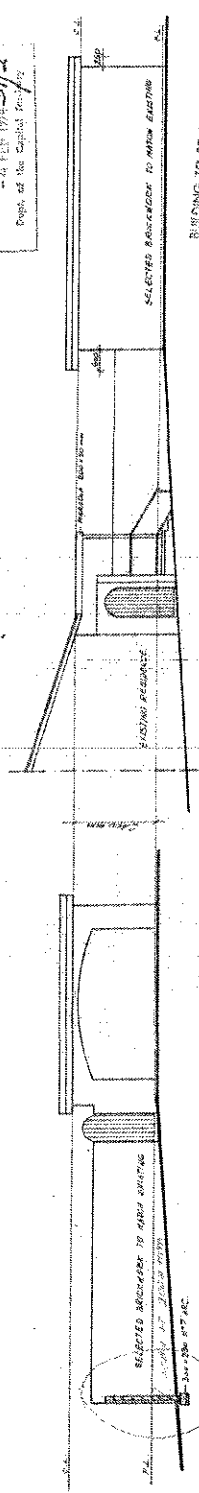
APPROVED IN RESPECT OF SOCIAL
AMENDMENTS ONLY

L. Thewlis,
Project Homes Manager.

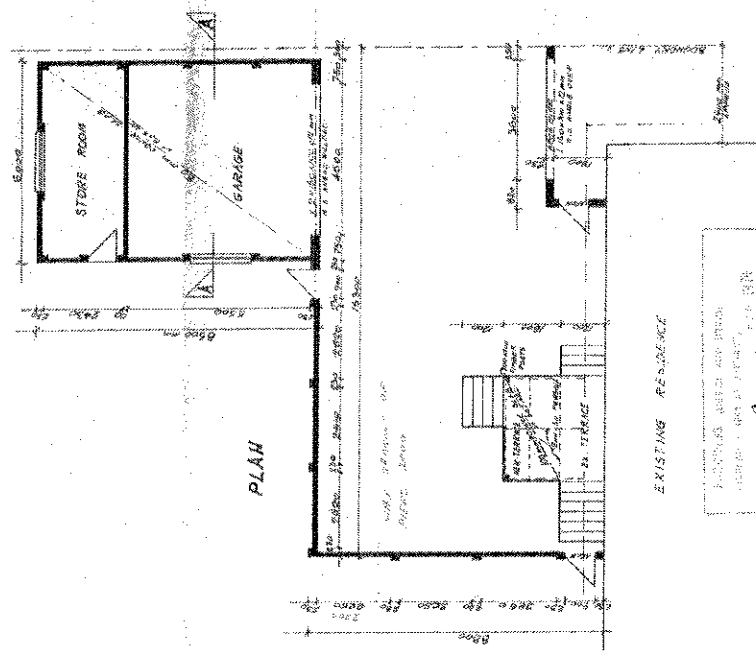
Attach.



245-4481, 2nd BLOCK
 Revised Building Section
 -4 FEB 1974 S/2
 Dept. of the Capital Territory

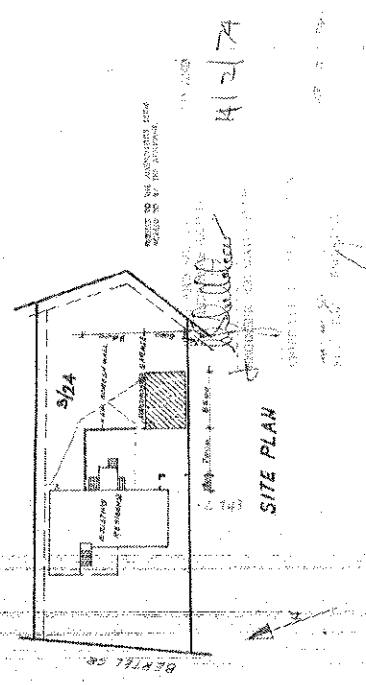


R.H. ELEVATION
 BUILDING TO BE CONSTRUCTED
 IN ACCORDANCE WITH THE
 BUILDING MANUAL ACT, 1973
 B.A.A. CODES OR AS DIRECTED



PLAN

SECTION A-A



SITE PLAN

EXISTING RESIDENCE
 245-4481, 2nd BLOCK
 Revised Building Section
 -4 FEB 1974 S/2
 Dept. of the Capital Territory

PROPOSED GARAGE AND SCREEN WALL TO BE ERECTED ON BLOCK 3 SECTION 24 CHAPMAN A.C.T. FOR MR AND MRS HANS FERTLITSCN 56 BERTEL CR CHAPMAN	
AREA: 57 m ²	DRAWN BY: V. JUNG
SCALE: 1:100	28 AUGUST 1974
1:500 : 1:500	DATE: JANUARY 1974

31003/F

COOL POOLS OF CANBERRA

119 Perry Drive,
Chapman A.C.T. 2611

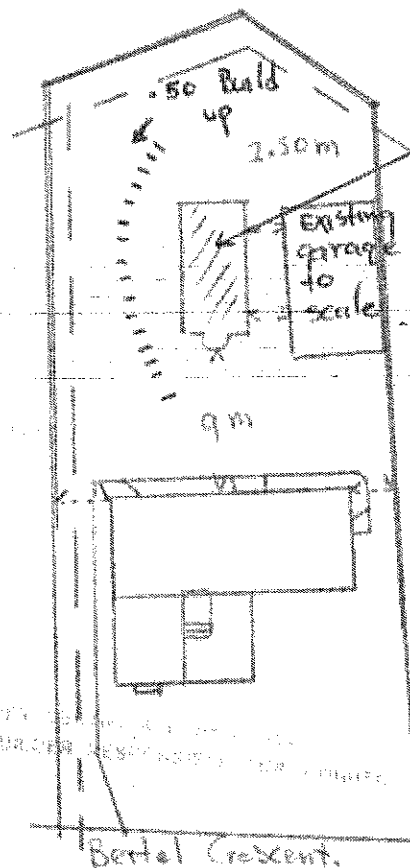
Phone: 88 5111

FULL RANGE OF
POOL ACCESSORIES
AND CHEMICALS
AND ABOVE
GROUND POOLS

SALES & INSTALLATION OF FIBREGLASS POOLS

Amendment to original plan
not yet approved.

31003



BUILDINGS (DESIGN AND SITING)
ORDINANCE 1984 AS AMENDED
APPROVAL GRANTED

21 JUN 1978

DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

Owner 3/24 Chapman
Mr. Mrs. Foulitch

Builder:- Cool Pools of Canberra.

Scale :- 1:500


$$K_{\text{eff}} = \frac{K}{1 + \frac{K}{K_{\text{eff}}}}$$
 $\gamma_{\alpha} = \frac{1}{2}(\gamma_0 + \gamma_1)$

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	$\frac{1}{\sqrt{2}}$
	$\frac{1}{\sqrt{2}}$

THE UNIVERSITY OF CHICAGO

104 Mrs. J. H. B. H. 1351737 H & B Block 3 Section 24 CHAPMAN

[illegible]

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

1. *Staphylococcus aureus* (ATCC 29222)
2. *Staphylococcus aureus* (ATCC 29222)
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10. *Staphylococcus aureus* (ATCC 29222)

1-26-65 4078

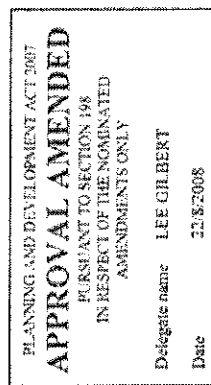
1920-1921

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7-10-68

DRAWING TITLE SITE PLAN		SCALE 1"=50'	DRAWN BY J. F. HALL	AT A-1
----------------------------	--	-----------------	------------------------	-----------



A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of Certificate of Occupancy and Use:

Structural	<input type="checkbox"/>	Survey	<input checked="" type="checkbox"/>	Roof Trusses	<input checked="" type="checkbox"/>
Wet Area	<input type="checkbox"/>	Fishing	<input type="checkbox"/>	Termite Protection	<input checked="" type="checkbox"/>
Glazing	<input type="checkbox"/>	Other	<input type="checkbox"/>		

The following inspections are required on this project:

Footings	<input checked="" type="checkbox"/>	Slab's	<input checked="" type="checkbox"/>	Floor Frame	<input checked="" type="checkbox"/>
Wall Frame	<input type="checkbox"/>	Roof Frame	<input type="checkbox"/>	S/W	<input checked="" type="checkbox"/>
Pre-street	<input checked="" type="checkbox"/>	Final	<input type="checkbox"/>	Other	<input type="checkbox"/>

Please provide adequate notice when booking inspections

P.A.C.T. Metropolitan Building Certifiers P/L
Building Approval Building Approval or Part thereof issued
under Section 28 of the Building Act 2004.
Class of Occupancy (d), (e), Type of Construction ---
Project Name 6/103 Licence No. 2007-226124
Signature D Macauloch 29.09.08
This Set of Plans Contains 11 Sheets, No. 1 to 11.
☐ This approval expires on 08 Oct 2009 from the date
the sealed plans are compared to the plans of the State of the Art approval.

[illegible]

AREAS:	
SYE	+12042
EXISTING CFA	-21842
PROPOSED ADDITIONAL FLOOR AREA	-8542
PROPOSED ADDITION	

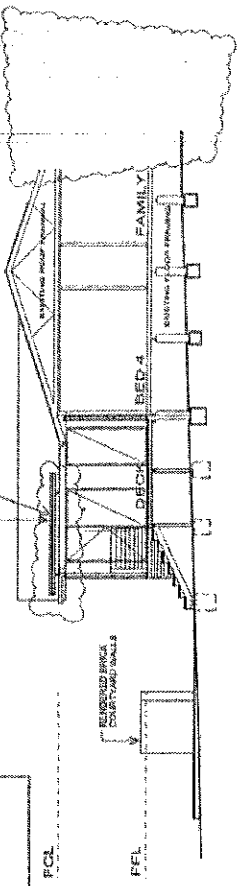
FLOOR PLAN-PUBLIC REGISTER

WORKSHOP
WEST ELEVATION

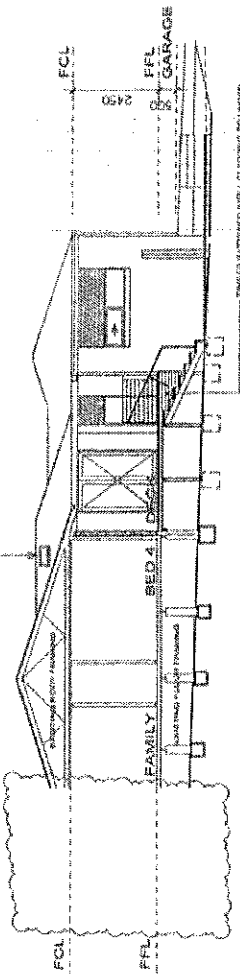
PLANNING AND DEVELOPMENT AT 207
APPROVAL AMENDED
 PERMIT TO SECTION IS
 IN FULL COMPLIANCE WITH
 AMENDMENTS ONLY
 Designate name LFR OR BERT
 Date 22-8-2008

Foot not white off white or unpainted

COVER FOR ROADSIDE DRIVE WITH
 STAINLESS STEEL RAILINGS



SECTION A-A



SECTION B-B

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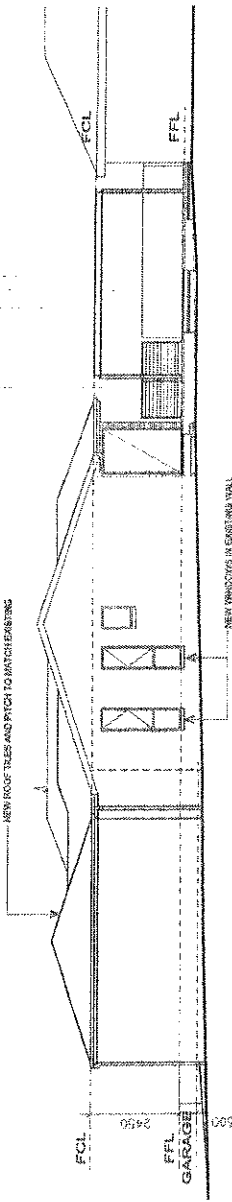
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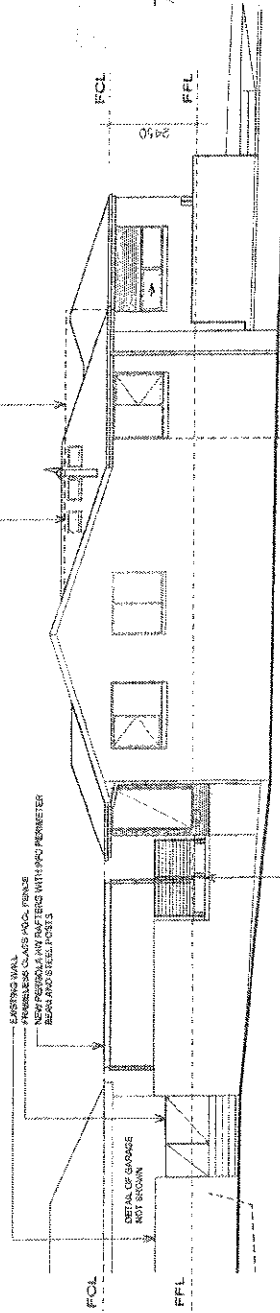
NEW ROOF TILES AND PITCH TO MATCH EXISTING



SOUTH ELEVATION

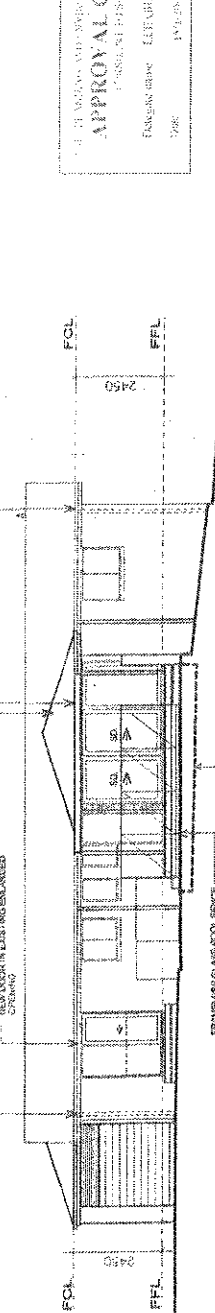
Local planning and town planning. April 1998
CONDICTION ON APPROVAL
 1. Material and workmanship to be in accordance with the specifications.
 2. The work to be completed within the specified time frame.

NEW PERGOLA AND PATIERS WITH PFC PENNETER
 REMAINING ROOF SKIN NOT SHOWN



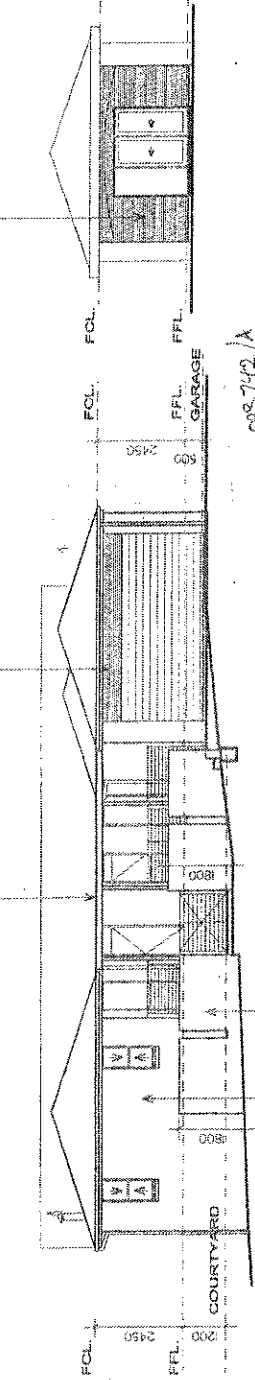
NORTH ELEVATION

NEW ROOF TILES AND PITCH TO MATCH EXISTING
 NEW PERGOLA AND PATIERS WITH PFC PENNETER
 REMOVE EXISTING DOWNPIPE GUTTER



EAST ELEVATION

NEW PERGOLA AND PATIERS WITH PFC PENNETER
 REMOVE EXISTING DOWNPIPE GUTTER



WEST ELEVATION

COURTYARD WALL TO BE FINISHED COLOURED FACE BRICKWORK
 NEW FACE BRICKWORK COLOUR TO BE CONFIRMED

WORKSHOP WEST ELEVATION

08-742/A

PHILLIPS ASSOCIATES
 10 BRASSETT ST
 DEERUN ACT 2900
 PHONE 08 92410055
 FAX 08 92410056
 MOBILE 0419 245 900

DATE	DESCRIPTION
10/01/98	PRELIMINARY DESIGN
15/02/98	FINAL DESIGN
10/03/98	CONSTRUCTION
10/04/98	COMPLETION

PHILLIPS ASSOCIATES
 10 BRASSETT ST
 DEERUN ACT 2900
 PHONE 08 92410055
 FAX 08 92410056
 MOBILE 0419 245 900

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GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL ELECTRICAL CODE OF CANADA.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

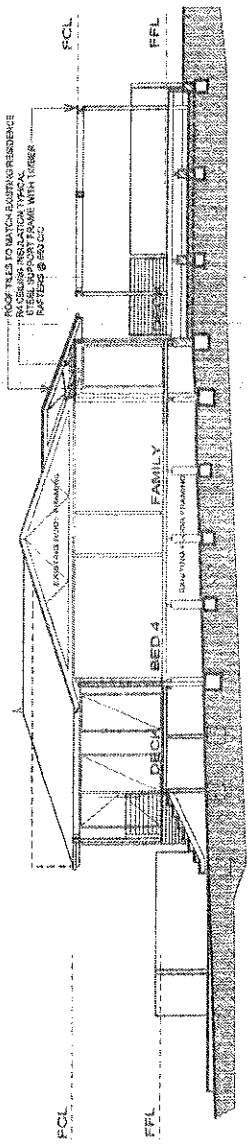
PHILLIPS ASSOCIATES
 ARCHITECTS
 10 BRADSHAW ST
 DEARIN ACT 2600
 PHONE 03 688 4003
 FAX 03 688 4004
 MOBILE 0412 263 263
 phil@phillipsassociates.com.au
 www.phillipsassociates.com.au

**PROPOSED ALTERATIONS
 & ADDITIONS**
 10 BRADSHAW ST
 DEARIN ACT 2600
 PHONE 03 688 4003
 FAX 03 688 4004
 MOBILE 0412 263 263
 phil@phillipsassociates.com.au
 www.phillipsassociates.com.au

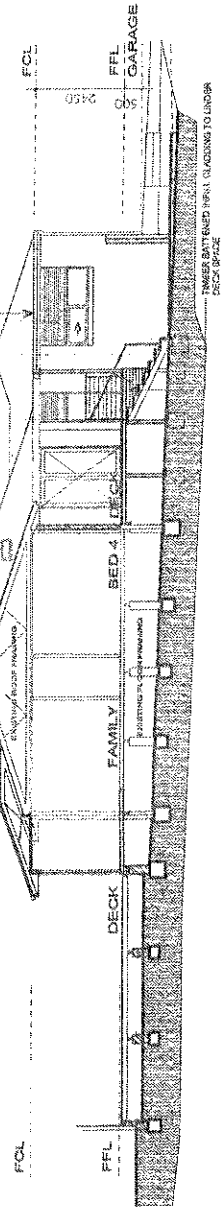
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SECTION A-A



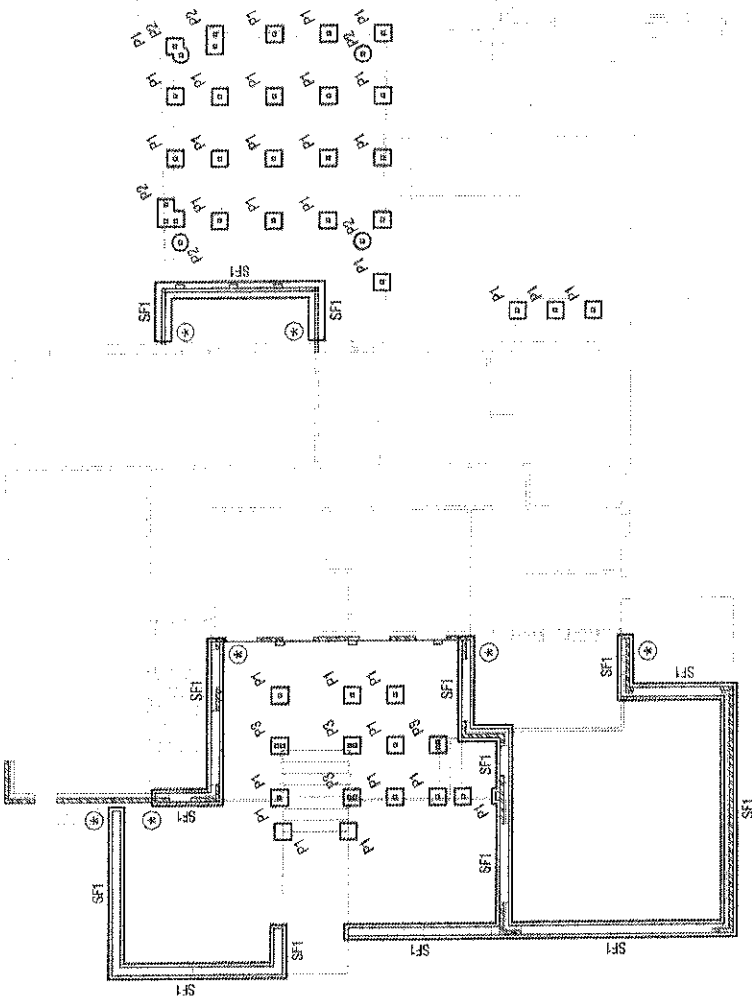
SECTION B-B

APPROVAL GRANTED
 10 BRADSHAW ST
 DEARIN ACT 2600
 PHONE 03 688 4003
 FAX 03 688 4004
 MOBILE 0412 263 263
 phil@phillipsassociates.com.au
 www.phillipsassociates.com.au

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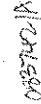
STATUS

- The builder shall ensure any structure affected by the excavation for the footings and slabs shall be adequately propped to maintain stability throughout the construction phase.
- Footings shall be founded on firm undisturbed natural ground with a maximum design bearing pressure of 150kPa.
- Minimum founding depth into natural ground shall be 600mm.
- Footings have been designed in accord with AS 2870 for an M₂₀ class site.
- If natural better than moderately reactive clays is encountered when detailed excavations are carried out the footings may then be adjusted by the engineer to accord with the requirements of the revised site classification.
- All strip footings to be SF1 unless otherwise noted
- SF1 500mm deep x 450mm wide
reinforced with 4 - L11714 top & bottom, 40mm cover.
- Step strip footings as required in accordance with the standard details in AS2870.
- Where new footing abuts existing footing drill and grout 2N12 dowels x 400mm long at least 100mm into existing. Noted ⑤ on plan.
- Pad footings P1 for deck framing to be 450mm square mass concrete or 450 diameter bored piers founded 600mm into natural ground.
- Pad footings P2 to receive cast to ends of pergola columns PC1 to be 450mm square of diameter x 1100mm deep. Cast PC1 in centre for a depth of 1000mm.
- Pad footings P3 to be joined P1's to receive double piers / posts
- No existing footings shall be undercut during new work. If the underside of footings are exposed an engineer shall be called to assess the situation and provide the necessary details before work continues.
- Concrete to footings grade N20.
- No walls are to act as retaining walls unless constructed in accordance with the detail of the typical masonry gravity retaining walls. Refer to standard detail. Note all walls retaining earth to be backfilled with washed river gravel over an agricultural drainage connected to the SW system.



Footing Plan

[illegible]



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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[illegible]

ROOF FRAMING & LINTELS

- The builder shall be responsible for maintaining the roof in a stable condition at all times during the construction work.
- The roof over the extensions and also over the section of Living Room stated shall be framed with timber trusses at 600mm c/c. Design, erection and bracing shall accord with the requirements of AS 1684.
- Refer to architectural drawing for roof plan.
- Members:

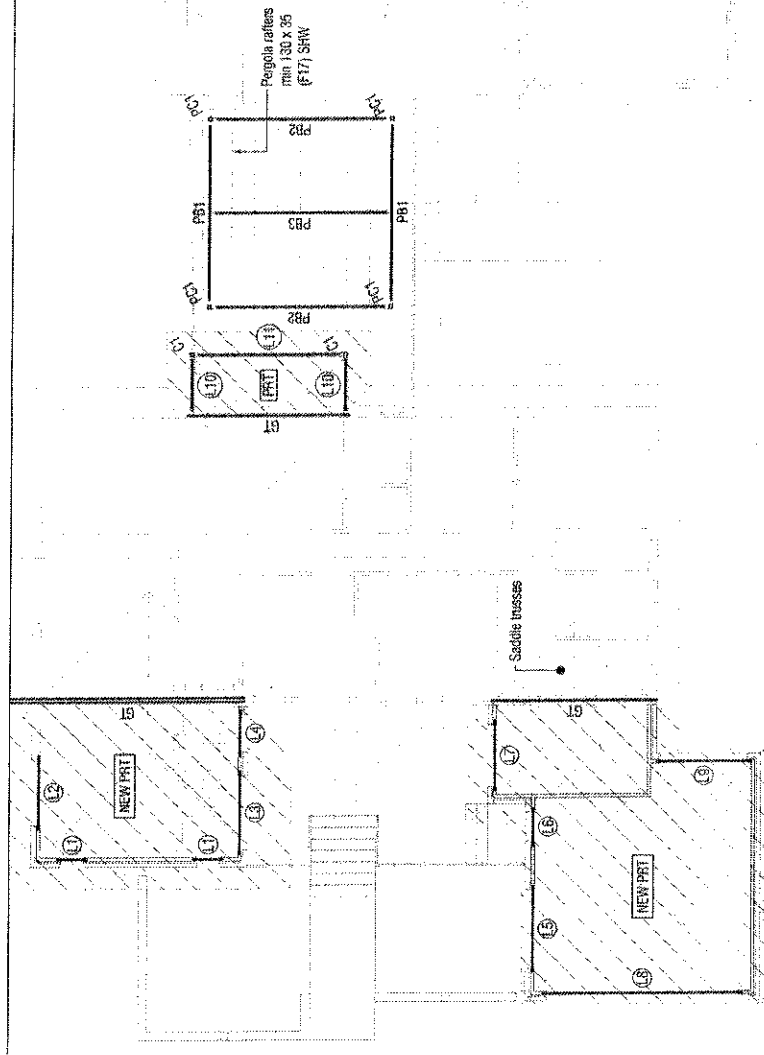
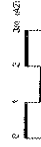
Member Schedule		
Mark	Member	Comments
PRT	Timber roof trusses	Proprietary roof trusses at 500mm c/c. Layed as per manufacturer.
PB1	Timber girder trusses	Proprietary girder truss picking up new and existing roofs.
L1	27 90 x 45 MCP10	Lintels
L2, 7, 9	125PFC	Lintels
L3, 5	150PFC	Lintels
L4	27 150 x 35 LVL	Lintel
L6	160 x 45 LVL	Lintel
L8	230PFC with BP1 end plates and 50 x 6 web stiffeners at third points	Lintel
L10, 11	160PFC	Lintels fully welded to top C's
C1	90SHS	Columns supporting roof and forming part of action with L11 for lateral stability
PB1, 2	160PFC	Pergola columns fully welded together and with PC1 to form portal action for stability
PB3	160UB22	Pergola beam secured to PB1's via 150 x 10 cleat and 2M20 bolts
PR1	130 x 35 (F17) SHW	Pergola rafters at 500mm c/c. Secure to PB1 & PB2 via 130 x 6 cleats and 2 M12 bolts
PC1	90SHS	Pergola posts anchored 1000mm into footings.

Roof Framing & Lintels

WALL FRAMING

- Walls shall be framed in accordance with the requirements of AS 1684.
- Unless noted otherwise use double studs nailed together at 300mm c/c to flank all openings.
- Build into the stud walls SHS columns where noted on the plans. Power fix studs to adjacent in-situ SHS columns at 450mm c/c.

0987401A



DATE 15/01/2024	DESIGNED BY J. B. B. B.	CHECKED BY J. B. B. B.	APPROVED BY J. B. B. B.	ISSUED BY J. B. B. B.
ALL INFORMATION IS TO BE KEPT IN THE PRIVATE DOMAIN OF THE COMPANY OF THE DESIGNER AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COMPANY OF THE DESIGNER.				
PROJECT ALTERATIONS & ADDITIONS MIDDLETON & TONGUE RESIDENCE BLOCK 2 SECTION 2A CHAPMAN ACT				
DRAWING TITLE ROOF FRAMING & LINTELS PLAN				
JOB NUMBER CR080632 DRAWING NUMBER S03				



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

Agreement Number: 1-181119

Invoice Address: 56 Bertel Crescent
CHAPMAN ACT 2611

Property at: 56 Bertel Crescent
CHAPMAN ACT 2611

Date of Inspection: 18th November 2019

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

Date of Agreement: 4th November 2019

Specific Requirements/Conditions Required by You were: Nil

Weather Conditions at the time of the Inspection: Dry

Comments: Nil

Contact the Inspector: Should You have any difficulty in understanding anything contained within this report then You should immediately contact the inspector and have the matter explained to You prior to acting on this report.

PO Box 217 Jerrabomberra NSW 2619 | Tel: 02 6299 9111 | Email: inspector@ebps.com.au | www.ethicalbuildingandpest.com.au

ABN 94 164 331 346

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



Summary Only

IMPORTANT DISCLAIMER

- This summary is supplied to allow a quick and superficial overview of the inspection results,
- This Summary is NOT the Report and cannot be relied upon on its own.
- This Summary must be read in conjunction with the full report and not in isolation from the report.
- If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

ACCESS

Are there any area(s) and/or section(s) to which Access should be gained?

YES, read report in full

TIMBER PEST ACTIVITY

Were active Subterranean Termites (live specimens) found?

NO, read report in full

Was visible evidence of Subterranean Termite workings or damage found?

NO, read report in full

Was visible evidence of borers of seasoned timbers found?

YES, read report in full

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

YES, read report in full

Are further inspections recommended?

YES, read report in full

Where any major safety hazards identified?

NO, read report in full

In our opinion, the susceptibility of this property to timber pests is considered to be:
Moderate to High, read report in full

For complete and accurate information You must refer to the following Complete Visual Timber Pest Report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

Areas Inspected: Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected. The areas inspected were:-

(x) Interior (x) Roof Void (x) Subfloor (x) Exterior (x) Out Buildings
(x) Grounds (x) Fences (x) Timber Retaining Walls (x) Timber Garden Borders

ACCESS

Areas NOT inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc

Other area(s) to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the reason(s) why include:

Subfloor – slab on fill to storeroom

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

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

Roof void – some areas due to low construction, insulation and sarking

Subfloor – some areas due to heating ducts

Fence – vegetation restricts visual inspection to some areas

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence to Timber Pests or damage:

Roof void

Subfloor

Fence

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

No further inspections required.

Note: Important Limitations for Safe and Reasonable Access

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR – must be accessible by a 3.6M ladder placed safely on the ground.

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

SINGLE STOREY FOUR BEDROOM HOUSE WITH AN ATTACHED GARAGE CONSTRUCTED OF BRICK VENEER WITH TIMBER FLOORING ON BRICK PIERS, SUSPENDED SLAB TO BATHROOM AND ENSUITE AND COMPRESSED FIBRE CEMENT TO THE LAUNDRY AND TOILET. THE TILED ROOF HAS BATT AND BLOWN TYPE INSULATION AND SARKING. OTHER STRUCTURES INCLUDE A STUDIO, PERGOLAS, GARDEN SHED AND POOL. THERE ARE ALSO TREATED PINE, BRICK AND CONCRETE RETAINING WALLS, HARDWOOD AND TREATED PINE GARDEN BORDERS WITH TIMBER AND COLORBOND BOUNDARY FENCING.

Was the property furnished at the time of inspection: **NO**

Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

VISUAL REPORT ON AREA(S) INSPECTED:**HOUSE:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in some external fascia corners and in base of ensuite door frame

Whilst we are not builders the damage appears to be:

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

ROOF VOID:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

SUBFLOOR: No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in timber off cuts in contact with the soil
Whilst we are not builders the damage appears to be:
() slight () moderate (x) moderate – extensive () extensive

GARAGE: No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

STUDIO: No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

DECK/

PERGOLAS:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in posts and roofing timbers on rear pergola

Whilst we are not builders the damage appears to be:

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

GARDEN

SHED:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

FENCELINE:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in palings and rails which is consistent with normal age and weathering

Whilst we are not builders the damage appears to be:

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

GROUND:

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

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

Evidence of wood decay fungi (wood rot) was found in hardwood garden borders

Whilst we are not builders the damage appears to be:

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

No evidence of a termite nest was found at the time of inspection.

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

We claim no expertise in building and if any evidence of fungal decay or damage is reported You should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Where timber pest activity or wood decay fungi (wood rot) damage is reported, does it present a major safety hazard? No.

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option You should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required

***Lyctus brunneus* (powder post beetle)** is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, You should have a building expert investigate if any timber replacement is required.

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

VERY IMPORTANT:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if You arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that You have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, You must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" with ongoing inspections is provided, You must arrange for a treatment in accord with "*Australian Standard 3660*" to be carried out immediately to reduce the risk of further attack.

General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that You arrange to have trees test drilled for evidence of termite nests.

WAS EVIDENCE OF A POSSIBLE TERMITE TREATMENT FOUND?

NO EVIDENCE OF A POSSIBLE TERMITE TREATMENT WAS FOUND DURING THIS INSPECTION.

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

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

Durable Notice (Termite Management Notice) No evidence of a durable notice was found during this inspection.

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "*Australian Standard 3660*" be carried out to reduce the risk of further attack.

CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

Water leaks: especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

At the time of inspection, no visible water leaks were found.

We claim no expertise in building and if any leaks were reported then You must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Moisture: At the time of the inspection moisture readings were normal.

Moisture was tested using a Termatrac T3I moisture meter.

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

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

Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

We claim no expertise in plumbing and drainage, however it appears that drainage is generally: Adequate.

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

Hot water services, air conditioning units which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

Is there a need for work to be carried out? Yes air-conditioning units.

Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? Not applicable.

Ventilation: Ventilation, particularly in the subfloor region is important in minimizing the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however the ventilation appears to be: Adequate.

Where ventilation is considered inadequate a builder or other expert should be consulted, in the case where vent airflow is physically blocked or restricted, the obstruction must be removed.

Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

Mould was not found at time of inspection.

Timbers Exposed To Weather and/or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, You should consider replacing the timbers with a more suitable species or material.

The fitness for purpose of the visible structural timber exposed to weather and/or water appears: Adequate for the situation they have been used in.

It is strongly recommended that You consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation: See General Remarks/Recommendations below.

Comments on other Conducive Conditions: See General Remarks/Recommendations below

Conditions Conducive To Undetected Termite Entry:

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

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

Does the slab edge inspection zone fully comply? Not applicable, suspended timber floor construction.

Note: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

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

Were the weep holes clear allowing the free flow of air? Not applicable, suspended timber floor construction.

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

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

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

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

Other areas and/or situations that may allow undetected subterranean termite entry: See general remarks/recommendations below.

General Remarks/Recommendations:

As this property is located in an area where subterranean termites are commonly found we strongly recommend that you have regular inspections carried out every twelve months to ensure that there is no subterranean termite activity present in your buildings and structures.

It should be realised that any untreated timbers in direct contact with the soil are very conducive to attack from subterranean termites. These should be removed and replaced with a material not conducive to attack such as brick, stone, concrete or treated timber.

The timber off cuts in the subfloor should be removed.

The formwork timbers under the rear patio should be removed.

Large trees (particularly eucalypt variety) are regular nesting sites for the most common termite species found in our region. Trees on the property have been visually inspected up to a height of 2 metres, where possible and practicable for signs of termite activity. It is however, very difficult and generally impossible to locate a termite nest visually as they are underground and evidence in trees is usually well concealed. Drilling and testing of large trees is recommended to determine if they are harboring a termite nest.

Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.

Other Information:

Details (if applicable) of non destructive electronic equipment (other than moisture Meter) used at the discretion of the inspector during the inspection; Type of Equipment: Termatrac T3I

OVERALL ASSESSMENT OF THE PROPERTY:

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

Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3.

At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered, Moderate to High.

Subterranean Termite Treatment recommendation: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: Highly recommended.

FUTURE INSPECTIONS: As 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.0-2000 is conducted at this property every **6-12 months**.

AN INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

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

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should You have any difficulty in understanding anything contained within this report then You should immediately contact the inspector and have the matter explained to You. If You have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The inspection was carried out by: Mick Ffrench

Contact Number: 02) 6299 9111

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

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that You engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system You install.

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what You can do to help protect your property from timber pests. This information forms an integral part of the report.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that You expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that You have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

SUBTERRANEAN TERMITES

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

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

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

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

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

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

BORERS OF SEASONED TIMBERS

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

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

Anobium borer (furniture beetle) and Queensland pine borer. These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle): These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

TERMS & LIMITATIONS:

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

- 1. THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
- 2. SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
- 3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 4. DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
- 5. MOULD:** Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
- 6. DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

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

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

8. COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

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

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

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

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

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

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

LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY ONLY:

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

This Report may be attached to the Contract, provided that:

- I. This Report must include: -

- (a) the Inspection Date; and
 - (b) the date the Report was prepared; and
 - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -
- (a) the fact that this Report has been prepared; and
 - (b) the street address of the property inspected; and
 - (c) the Inspection Date stated in this Report; and
 - (d) the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and
 - (e) the name of the Timber Pest Inspector who carried out the inspection.
- III. As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;
- (a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and
 - (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
 - (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and

The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a signed "Notice to the Purchaser," to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

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

NOTE: The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Timber Pest Inspector who carried out the Inspection.

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

Name of Inspector

Company Date of Inspection.....

Street Address of the Property

Post Code Exchange Date

Contact Details:

Full name of the Purchaser.....

Address

Suburb Post Code

Phone ()

Mobile

Fax.....

Email@.....

Signed on this theday of 2019

NAME OF INSPECTOR

The inspection was carried out by: Michael Ffrench

State Licence Number: 0858

Insurance Accreditation Number: 01578

Dated this 18th Day of November 2019

Signed for and on behalf of Ethical Building and Pest Services



Michael Ffrench



Pacific International Insurance Pty Ltd
ACN: 169 311 193
PO Box 550
KOTARA NSW 2289
Telephone: 1300 309 169
Fax: +61 (2) 4954 3660
Email: insurance@pacificintins.com

Certificate of Currency

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

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

The Insured: Mick Ffrench Pest & Building Services Pty Ltd T/A Ethical Building and Pest Services
ABN Number: 94 164 331 346
Address: 4 Elaroo Place
Jerrabomberra NSW 2619

PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd ACN 169 311 193
Policy Number:	AUS-19-10935
Period of Insurance Cover:	14 October 2019 To: 14 October 2020
Limit of Professional Indemnity:	\$2,000,000 in the aggregate and \$1,000,000 in any one claim during the period of insurance.
Limit of General Liability	\$5,000,000 Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General Liability Environmental Impairment:	\$250,000 Any one claim and in the aggregate during the period of insurance.
Limit of Products Liability:	\$5,000,000 Any one claim and in the aggregate during the period of insurance.

Business Activities and/or Extensions covered under this policy:

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

Thursday, 10 October 2019