K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • Mobile: 0403 185 631
Fax: (02) 6291 1029 • Email: actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • Web: www.actpro.com.au

Data Sheet

Quick reference guide

Property:	24 Baudinette Circuit - BRUCE
Report Number:	18380
Date of Inspection:	26/11/2014
Total Floor Area:	Lower 94.81 m²
	Upper 85.24 m²
Energy Rating:	5 Stars
Garage:	35.26 m²
Bedrooms:	3
Condition of home:	Good
Repairs required:	No

BOQ

K P R Reports Pty Ltd
'ACTPRO'
PO Box 401
CALWELL ACT 2905
02 62919950

A.B.N.: 87 001 956 716

KPR REPORTS
1-29 WEBBER CRES
AU-2905 CALWELL
ORG.NO:

TSP: 00001001 TERM ID: 30024384
MID: 000499418
2014-11-25 14:43

MOTO

AUD 845.00

3257
MASTERCARD
CREDIT

APPROVED

T-4 1 000 L1 307 R47227
REF.NO: 141125000576 STAN: 000576
BOQSTLPRCDTE: 2014-11-25
S/N: 282-148-387

SAVE RECEIPT
CUSTOMER'S COPY

R Reports Pty Ltd

t/a ACTPRO

'The Inspection Specialists'

Bill To:

Deepthi Wijesekera
66 Jaeger Circuit
BRUCE ACT 2617

Invoice #: 00001536

Date: 17/11/2014

Description	Amount	Code

Refer Property:

24 Baudinette Circuit
BRUCE ACT 2617

Supplying of:

Building, Pest and Compliance Inspection Report	$707.00	GST
Government Charges	$138.00	N-T

PAID

RECEIVED
25 NOV 2014
BY: thankyou

Direct Deposit
KPR Reports Pty Ltd
BSB: 122 801
Acct No: 21857384

Your Order #: **38 18380**

Shipping Date: 17/11/2014

COMMENT CODE RATE

Freight:	$0.00
GST:	$64.27
Total Inc GST:	$845.00
Amount Applied:	$0.00
Balance Due:	**$845.00**

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ACT PRO

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BUILDING REPORT



KPR Reports Pty Ltd
trading as ACTPRO

DATE OF INSPECTION: 26th of November, 2014
OUR REFERENCE NUMBER: A/18380
Refer Property: 24 Baudinette Circuit, Bruce

As at your request we have inspected the above property and we are pleased to submit the following building report.

This report has been compiled in accordance with **AS4349.0 and AS4349.1-2007**. If you have any further inquiries please do not hesitate to contact the Inspector Alan Gane (3307) or Manager Ken Roche (3304) on the above telephone numbers.

Yours faithfully,

Ken Roche
ACTPRO
Ph: 02 6291 9950

PREAMBLE

Upon receipt of this Standard Property Report, the purchasing client enters into a contract devised solely as per AS 4349.0 and AS4349.1-2007.

This report has been compiled after a visual inspection of the property, with an objective of identifying any defects (whether minor or significant) to the property that were visible and present at the time of inspection.

This report does not cover all aspects of the building and must be read in conjunction with the scope and limitations document contained within.

It may not include all items that were inspected and found to be in a good condition or all minor faults or defects as defined below:

AS 4349.1 "Minor fault or defect a matter which, in the view of age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification."

This report uses the following grading system:

- **GOOD**
  Of acceptable industry standards
  and free of defects
  and requiring no repairs.

  (superficial defects accepted).

- **FAIR**
  Of below acceptable industry standards
  or has minor defects
  or has minor signs of deterioration

  and is functional.

- **POOR**
  Of well below acceptable industry standards
  or has defects requiring extensive repair or replacement
  or has obvious signs of deterioration.

DESCRIPTION OF PROPERTY.

This is a double storey, rendered brick residence constructed on a concrete slab to a standard block. There are concrete roof tiles and aluminium window frames to the home. A double garage has been built to the left hand side, under the floorline of the residence. The fold-a-line is fitted to the rear and a gas hot water service has been installed to the left hand side of the property.

STRUCTURAL MOVEMENT / CRACKING.

- There is no evidence of significant structural movement or brickwork cracking to the residence.

EXTERNAL.

- Brickwork is in a good condition.
- Paintwork is in a good condition. Painting is an ongoing maintenance item to protect the timbers from the natural elements.
- Colourbond fascias are in a good condition.
- Fold-a-line is in a good condition.
- Landscaped gardens are in a good condition.
- Front verandah is in a good condition.
- Tiled concrete porch and steps are in a good condition.
- Tiled concrete balcony to the front is in a good condition.
- Brick and steel railing is in a good condition.
- Open timber pergola to the rear is in a good condition. Shade cloth is fitted.
- Stone retainer walls to the rear are in a good condition.
- Concrete paths and driveway are in a good condition.

GARAGE.

- Internally accessed brick garage is in a good condition.
- Panel lift door is fitted with remote control and in a good condition.

FENCES.

- Paling fences to the left, right and rear are in a good condition.
- Metal and timber gate to the right hand side is in a good condition.

WINDOWS.

- Aluminium window frames are in a good condition.
- Flyscreens fitted to the windows are in a good condition.

EXTERNAL DOORS.

- External doors to the front and rear are fitted with a deadlock and in a good condition.
- Aluminium framed sliding doors to the laundry and side are in a good condition.
- Sliding flyscreen door to the side is in a good condition.

ROOF.

- Pre-fabricated Radiata roof trusses appear to be aligned and in a good condition.
- Concrete roof tiles are in a good condition.
- Ridge capping is in a good condition.
- Bedding and pointing is in a good condition.
  The re-bedding and re-pointing of these tiles is an on going maintenance item to prevent moisture from entering the roof space. Further advice when required should be sought from a practising roof tiler.
- Eaves are in a good condition.
- Colourbond guttering is in a good condition.
- Downpipes are in a good condition.

PLUMBING and DRAINAGE.

- Inspection of stormwater plumbing and sewerage drainage is not possible as these areas are not accessible to our inspectors.

INTERNAL.

- Gyprock walls and ceilings are in a good condition.
- Paintwork is in a good condition.
- Carpets, floating timber floorboards and tiles are laid to the floors.

Note* the residence is furnished at the time of inspection.

- **Lights, heating, hot water service and other household fittings and appliances have not been tested as part of this inspection.**

ENTRY.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.

LOUNGE and DINING ROOM.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Curtains and Vision blinds are fitted to the two windows and glass sliding door.

FAMILY ROOM – upper level.

- A smoke detector is fitted to the ceiling. The batteries will require replacement every twelve months.
- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- No window dressings are fitted to the three windows.
- There are locks to the windows.

LAUNDRY.

- Cavity sliding door is in a good condition.
- Villaboard walls have damage to the sheeting.
- Gyprock ceiling is in a good condition.
- Tiles are laid to the floor.
- Venetian blinds are fitted to the glass sliding door.

KITCHEN.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Cupboards and benchtop are in a good condition.
- Oven, grill and hotplates have not been tested.
- Rangehood has not been tested.
- Dishwasher has not been tested.
- Kitchen sink has no signs of leaks.
- Tap mixer is in a good condition.
- Splashback tiles are in a good condition.

HALLWAY and STAIRCASE.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.

BEDROOM ONE.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Curtains are fitted to the glass sliding door.
- Sliding, mirrored two door built-in-robe is in a good condition.

ENSUITE.

- Cavity sliding door is in a good condition.
- Gyprock ceiling is in a good condition.
- Wall tiles to full height are in a good condition.
- Tiles are laid to the floor.
- No window dressings are fitted to the window.
- There is a lock to the window.
- Twin basin vanity is in a good condition.
- Taps are in a good condition.
- Mirror is in a good condition.
- Shower base and screen are in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.
- Tastic fan / heater is in a good condition.

BEDROOM TWO.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor. Skirting boards are loose.
- Vision blinds are fitted to the window.
- Sliding two door built-in-robe is in a good condition.

BEDROOM THREE.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Vision blinds are fitted to the window.
- Sliding two door built-in-robe is in a good condition.

BATHROOM.

- Gyprock ceiling is in a good condition.
- Wall tiles to full height are in a good condition.
- Tiles are laid to the floor.
- No window dressings are fitted to the window.
- There is a lock to the window.
- Basin and vanity are in a good condition.
- Taps are in a good condition.
- Mirror is in a good condition.
- Shower base is in a good condition.
- Door handle is missing from the shower screen.
- Dual flush toilet is in a good condition with no signs of leaks.
- Tastic fan / heater is in a good condition.

TOILET – lower level.

- Cavity sliding door is in a good condition.
- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor. Tiles around the water drain are not complete.
- Pedestal basin is in a good condition.
- Taps are in a good condition.
- Mirror is in a good condition.
- Exhaust fan is in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.

OVERVIEW / COMMENTS.

This three bedroom home with a double garage has some minor defects and maintenance requirements as noted within this report.
This inspection has not included the examination of the plumbing or electrical wiring to the property. If inspection of these areas is required it is recommended that a qualified tradesman be consulted.
The residence is situated on a block of land that would appear to drain away / run off adequately.
The weather at the time of the inspection was fine.
The overall condition of the property where visible / accessible appears to be in a sound structural condition.

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Visual Timber Pest Inspection & Report in accord with AS 4349.3 ACT only

Account to: D. Wiljesekera
66 Jaeger Circuit
BRUCE ACT 2617

Reference: *18380-38/WM*

Re: Structure at: 24 Baudinette Circuit
BRUCE ACT 2617

Inspection Date: 26th November, 2014
Report Prepared Date: 27th November, 2014

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 its entirety.

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found? No, read report in its entirety.

Was visible evidence of subterranean termite workings or damage found? No, read report in its entirety.

Was visible evidence of borers of seasoned timbers found? No, read report in its entirety.

Was evidence of damage caused by wood decay (rot) fungi found? No, read report in its entirety

**For complete and accurate information
please refer to the attached complete
Visual Timber Pest Report, provided in accord with AS 4349.3.**

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 damp wood 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 inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', `moderate', `moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

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

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

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

This Report may be attached to the Contract provided that:

I. This Report must include: -

(a) the Inspection Date; and

(b) the date the Report was prepared; and

(c) thebe Insurance 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 prior to the expiration of any 'Cooling-off Period' allowed in the Act; and

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

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

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

IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Timber Pest Inspector who prepared this Report may supply a copy to any person, Solicitor, company or 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.

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

VISUAL TIMBER PEST REPORT

1. BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

1.1 Building: Domestic. **Construction:** Multistorey. **Floor:** Concrete Slab. **Walls:** Brick Veneer & Blueboard (upper level). **Roof:** Colourbond (front entry) & Tile. **Fences etc:** Timber.

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.

1.2 Areas Inspected: Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected. The areas inspected were: - Interior, Roof Void, Exterior, Grounds, Out Buildings, Fences, Other areas also inspected, if any, were: **shadecloth covered Pergola to rear of dwelling.**

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

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

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

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

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

- **Roof Void:** The presence of insulation materials, rendered a comprehensive inspection impractical. The ceiling joists, hanging beams, top plate and other ceiling timbers were not inspected. Visual inspection was obstructed because of air / heat conditioning ducting and/or equipment.
- **Exterior:** Behind the down pipes because they were secured to the exterior cladding. The exterior of the dwelling because of garden vegetation.
- **Fences:** Visual inspection was obstructed because of garden vegetation.

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

1.6 High Risk Area(s) to which Access <u>should</u> be gained, or fully gained, since they may show evidence of Timber Pests or damage: Interior - Roof Void - Exterior - Fences - Grounds - Out Buildings - Garage.

1.7 Was the property furnished at the time of inspection? No.

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

2. SUBTERRANEAN TERMITES:

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

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

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

2.2 A termite nest was not located.

2.3 Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to: not applicable.

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

2.4 Was any evidence of timber damage visible? None found at the time of the inspection.

We claim no expertise in building. No termite damage was visible.

VERY IMPORTANT:

2.5 If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsible 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.

2.6 General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

2.7 No signs of a termite treatment were found or evidence of a possible previous termite treatment.

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

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

2.8 No durable notice was found during the 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.

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3. BORERS OF SEASONED TIMBER

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

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

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

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

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

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

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4. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

4.1 Was evidence of wood decay fungi (wood rot) found? None found at the time of the inspection.

4.2 No damage was found at the time of the inspection.

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

5. CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

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

At the time of the inspection no visible 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.

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

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

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

5.3 Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally not applicable.

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

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

Is there a need for this work to be carried out? No, no leaks found at time of inspection.

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

We claim no expertise in building, however, the ventilation appears to be generally not applicable. Where ventilation is considered inadequate a builder or other expert should be consulted.

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

Does the slab edge inspection zone fully comply? No, not required as it's an infill type slab.

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

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

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

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

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

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

- Timber in ground contact / Non durable timbers: **HIGH** *(fencing).*

5.10 Comments on other Conducive Conditions:

- The boundary fence is conducive to timber infestation as they are in direct contact with the soil.
- Vegetation covering the boundary fence allows for concealed termite entry.

5.11 Other information:

- Large trees capable of harbouring termite nests are located within 50 metres of the dwelling.
- We recommend that the vegetation from around the boundary fence is removed so that it does not allow for concealed termite to attack the boundary.

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6. OVERALL ASSESMENT OF THE PROPERTY:

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

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

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

6.4 FUTURE INSPECTIONS: AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months but not more than 12 months.

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

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

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "*the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.*"

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

REASONABLE ACCESS

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

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance **Timber floor**: 400mm to bearer, joist or other obstruction. **Concrete floor**: 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes.

This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out 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 also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

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

TIMBER DECAY FUNGI

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

CONTACT THE INSPECTOR

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

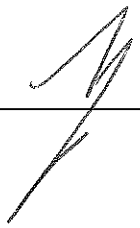
The Inspection and Report was carried out by: **Wayne McManus**

Insurance Termite Accreditation Number: **3307**

Dated this **26th** day of **November** 2014

SIGNED FOR AND ON BEHALF OF: ACTPRO

Signature: _____



Notice to the Purchaser (ACT only)

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

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

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

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

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.

Name of Inspector: **Wayne McManus**

Firm: **Inspection Date:** 26/11/2014

Street Address of the Property: 24 Baudinette Circuit

Suburb: Bruce **Post Code:** 2617 **Exchange Date:**

Contact Details

Full Name of the Purchaser:

Contact Address:

Suburb: **Post Code:**

Phone: ( ) **Mobile:** **Fax: ( )** **Email:** @

Signed: _____ **on this the** **day of** **200** .

FirstRate Report

ACT HOUSE ENERGY RATING SCHEME
5 points 5 stars
26 NOV 2014
KEN ROCHE 01-0077
EER Accredited Assessor

HOUSE ENERGY RATING

YOUR HOUSE ENERGY RATING IS: ★★★★★ **5 STARS**
in Climate: 24
SCORE: 5 POINTS

Name:	D. WIJESEKERA	**Ref No:**	18380-38
House Title:	BL 5 SEC 105 - BRUCE	**Date:**	26-11-2014
Address:	24 BAUDINETTE CIRCUIT		
	BRUCE ACT		2617
Reference:	C:\ACTPRO\2014 EER'S\BC 105 005 0 00 00 000		
Total Floor Area:	Lower: 94.81sq.m Upper: 85.24sq.m		

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

Appliance Ratings

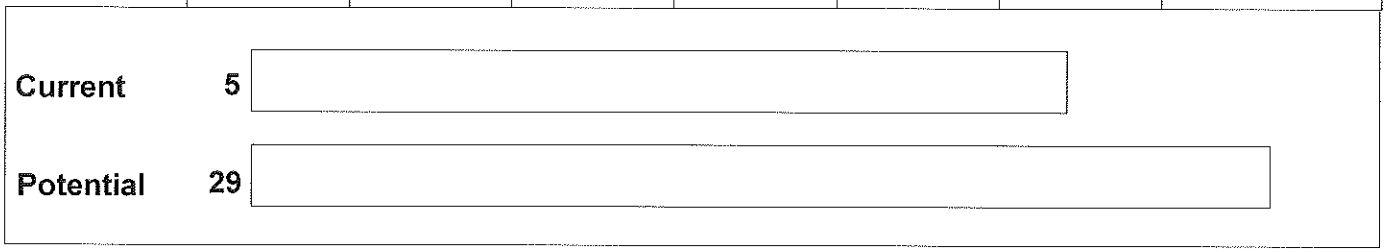
Heating:	Unknown Heater / Unknown Rating
Cooling:	Unknown Cooling / Unknown Rating
HotWater:	Unknown Hot Water System / Unknown Rating

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

IMPROVING YOUR RATING

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

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



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

Design options		Additional points
Change glass to Double Glazing low e	100 %	13
Change curtain to	Heavy Drapes & Pelmets	9
Add northerly blinds	100 %	1
Add westerly blinds	100 %	2

ORIENTATION

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

Current Rating	5	★★★★★

Largest windows in the dwelling;

Direction : West

Area : 19 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. West	5	★★★★★
2. North West	6	★★★★★
3. North	7	★★★★★
4. North East	5	★★★★★
5. East	3	★★★★☆
6. South East	2	★★★★☆
7. South	1	★★★★☆
8. South West	2	★★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: BL 5 SEC 105 - BRUCE, 24 BAUDINETTE CIRCUIT, BRUCE ACT

Assessor's Name: K.P. ROCHE
Net Conditioned Floor Area: 139.8 m²

Feature						Points		
						Winter	Summer	Total
CEILING						11	1	11
Surface Area:	7	Insulation:	6					
WALL						-4	0	-3
Surface Area:	-7	Insulation:	5	Mass:	-1			
FLOOR						12	-1	11
Surface Area:	5	Insulation:	0	Mass:	7			
AIR LEAKAGE (Percentage of score shown for each element)						7	0	7
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	52 %					
Exhaust Fans	19 %	Doors	9 %					
Down Lights	0 %	Gaps (around frames)	20 %					
DESIGN FEATURES						0	1	1
Cross Ventilation	1							
ROOF GLAZING						0	0	0
Winter Gain	0	Winter Loss	0					
WINDOWS						-12	-16	-29

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	8	6%	-11	14	-4	0
E	8	6%	-11	8	-2	0
S	5	4%	-5	3	-2	0
W	19	13%	-22	11	-8	0
Total	40	28%	-49	36	-16	-29

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

The contribution of heavyweight materials to the window score is 1 point			Winter	Summer	Total
RATING	★★★★★	**SCORE**	14	-16	5*

*** includes 7 points from Area Adjustment**

Detailed House Data

House Details

ClientName	D. WIJESEKERA
HouseTitle	BL 5 SEC 105 - BRUCE
StreetAddress	24 BAUDINETTE CIRCUIT
Suburb	BRUCE ACT
Postcode	2617
AssessorName	K.P. ROCHE
FileCreated	26-11-2014

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R1.0	80.8m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R1.0	9.0m²
3	Timber	NA	Yes	No	No	Float Timb	R0.0	62.3m²
4	Timber	NA	Yes	No	No	Tiles	R0.0	6.9m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	37.4m	2.4m
2	Framed: FC Sheet Clad	No	R2.0	4.5m	2.4m
3	Brick Veneer	No	R2.0	30.0m	2.4m
4	Framed: FC Sheet Clad	No	R2.0	15.5m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	89.8m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	2.1m	0.7m	No	SG	TIMB	NC	No	3.0m	3.0m	0.3m
2	W	2.1m	4.5m	No	SG	ALIMPR	HP	No	2.9m	2.9m	0.3m
3	W	1.2m	1.2m	No	SG	ALIMPR	VE	No	2.9m	2.9m	0.3m
4	S	2.1m	2.4m	No	SG	ALIMPR	HP	No	0.1m	0.1m	0.0m
5	W	2.1m	1.5m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.9m
6	N	1.8m	1.2m	No	SG	ALIMPR	CW	No	0.1m	0.1m	0.0m
7	N	1.8m	1.2m	No	SG	ALIMPR	CW	No	0.1m	0.1m	0.0m
8	N	1.8m	1.2m	No	SG	ALIMPR	CW	No	0.1m	0.1m	0.0m
9	N	0.4m	1.2m	No	SG	ALIMPR	NC	No	0.7m	0.7m	0.0m
10	N	0.4m	1.2m	No	SG	ALIMPR	NC	No	0.7m	0.7m	0.0m
11	N	0.4m	1.2m	No	SG	ALIMPR	NC	No	0.7m	0.7m	0.0m
12	E	2.1m	2.4m	No	SG	ALIMPR	HD	No	0.7m	0.7m	0.0m
13	S	0.4m	0.7m	Yes	SG	ALIMPR	NC	No	0.7m	0.7m	0.0m
14	W	1.5m	1.5m	No	SG	ALIMPR	CW	No	0.7m	0.7m	0.0m
15	W	1.5m	1.5m	No	SG	ALIMPR	CW	No	0.7m	0.7m	0.0m
16	E	1.0m	1.5m	No	SG	ALIMPR	NC	No	0.7m	0.7m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
4	S	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	2.5m	0.2m	2.5m	0.4m

5	W	2.1m	1.5m	3.0m	3.2m	23.5m	-11.0m	0.0m	0.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	No
Is the Entry open to the Living Area ?	No
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	2	0
External Doors	3	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	100%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • Mobile: 0403 185 631
Fax: (02) 6291 1029 • Email: actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • Web: www.actpro.com.au

Reference: 18380-38/AG

COMPLIANCE REPORT

Block 5, Section 105 of – **BRUCE**
Known as 24 Baudinette Circuit – **BRUCE**

Approval numbers and dates:

Plans for New Residence -	**Plan No.**	**071746/A**
Plan of Drainage -	**Plan No.**	**112932**

Surveyor's Certificate –
Dated: 15/06/2007

Certificate of Occupancy and Use	**Cert No.**	**071746N1C1**
For New Residence -	**Plan No.**	**071746/A**

Dated: 10/12/2007

No unapproved work on this property and/or building file.
No records on the building file of current notices issued over this property.
No records on the building file showing applications still being processed.

ALL THE STRUCTURES MENTIONED HEREWITH ARE APPROVED AND IN COMPLIANCE WITH ACT REGULATIONS, FOR CONSTRUCTION TO THIS PROPERTY. THERE ARE NO UNAPPROVED STRUCTURES AT THIS PROPERTY.

K. P. Roche
ACTPRO Building Services
26th November, 2014

CONVEYANCING BUILDING FILE INDEX

SUBURB: Bruce | SECTION: 105 | BLOCK: 5 | UNIT: - | EX GOV: No | PAGE: 1/1

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
		6				26.04.2007					
Y	071746/A	11	Residence					071746/A	$229,449		
		19	Survey				Y				
		20									22.05.2007
		27								071746/A 10.12.2007	

Drainage Plan Number: 112932

Soil Classification Number: Y

Comments:

ACT Government
Environment and Planning

ESDD TO COMPLETE

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.

		Yes	No
1.	**(a)** Is this a government or ex government house?	☐	☒
	(b) If yes, is there a building file with approvals on it?	☐	☐
2.	Is there any record of incomplete building work on the building file? **If yes** - file copies attached	☐	☒
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	☐	☒
4.	Are there any records on the building file showing building applications still being processed? (Current within 3 years) **If yes** - file copies attached	☐	☒
5.	Are there any records on the building file in relation to loose-fill asbestos insulation?	☐	☒

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**	☐	☒

** **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)	☒	☐

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 B20XXXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc.

Search officer comments (if any?)		
Search officer initials: Jenna	Cost of application: $ 108.20	Date completed: 20.11.2014

(19)

M & S surveys Pty Ltd

PS.YJ – 28977/5
15 June 2007

B & T Constructions (ACT) Pty Ltd
28 Lonsdale Street
BRADDON ACT 2612

Dear Sir

As instructed, we have surveyed land at Bruce, in the Division of Bruce, District of Belconnen, having a frontage of 12.365 metres to Baudinette Circuit, being **Block 5 Section 105 Deposited Plan Numbered 10255/2** as shown by red edging in the sketch plan below.

Upon this land stands the brick foundation of a building in the course of erection to be on completion a cottage residence.

The sketch shows the position of the foundation relative to the boundaries.

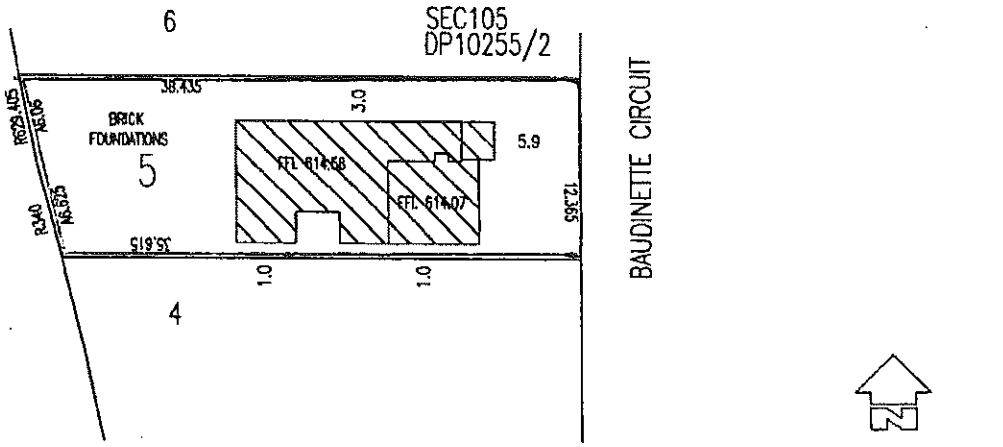
The boundaries of the subject land are not fenced.

Other than as stated or referred to above, there are no apparent encroachments upon this land or by this property on adjoining lands or street.

Yours faithfully
M & S SURVEYS PTY LTD

P.S.J

Peter Selfe
Registered Surveyor



ACT Planning and Land Authority

27

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. **071746N1C1**

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

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	*Suburb*	*Section*	*Block*
B & T CONSTRUCTIONS (ACT) PTY LTD	BRUCE	105	5
Notice of Intention to Start Work Number	**Plan**		
071746N1	071746/A		

Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW STANDARD	RESIDENCE		INCLUDING PERGOLA (RETAINING WALLS EXEMPT WORK)	1a(i) & 10	NA

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.

Radford

SARAH RADFORD
Delegate of the Registrar

10/12/2007
Date

LEGEND

- BENCH MARK
- ELECTRICITY PILLAR
- GAS MARKER
- GRATED PIT
- HYDRANT
- IRRIGATION POINT
- LIGHT POLE
- POST
- POWER POLE
- Q TYPE SUMP
- R TYPE SUMP
- SIGN
- SEWER MANHOLE
- SPRINKLER
- SUBSOIL POINT
- STOP VALVE
- STORMWATER MANHOLE
- SURVEY MARK
- TAP
- TELECOM
- WATER SERVICE
- TREE ACT

Fence type 2
470x470 brick piers with timber infill. Piers typically located at block corners and pedestrian access locations. Brick rendendered and painted to match dwelling. Infill to be native plantation grown hardwood

Fence type 4
470x470 brick piers 1.8m high with lapped native plantation grown hardwood timber infill. Piers located at block corners and pedestrian access locations. Timber infill to be painted to match dwellings.

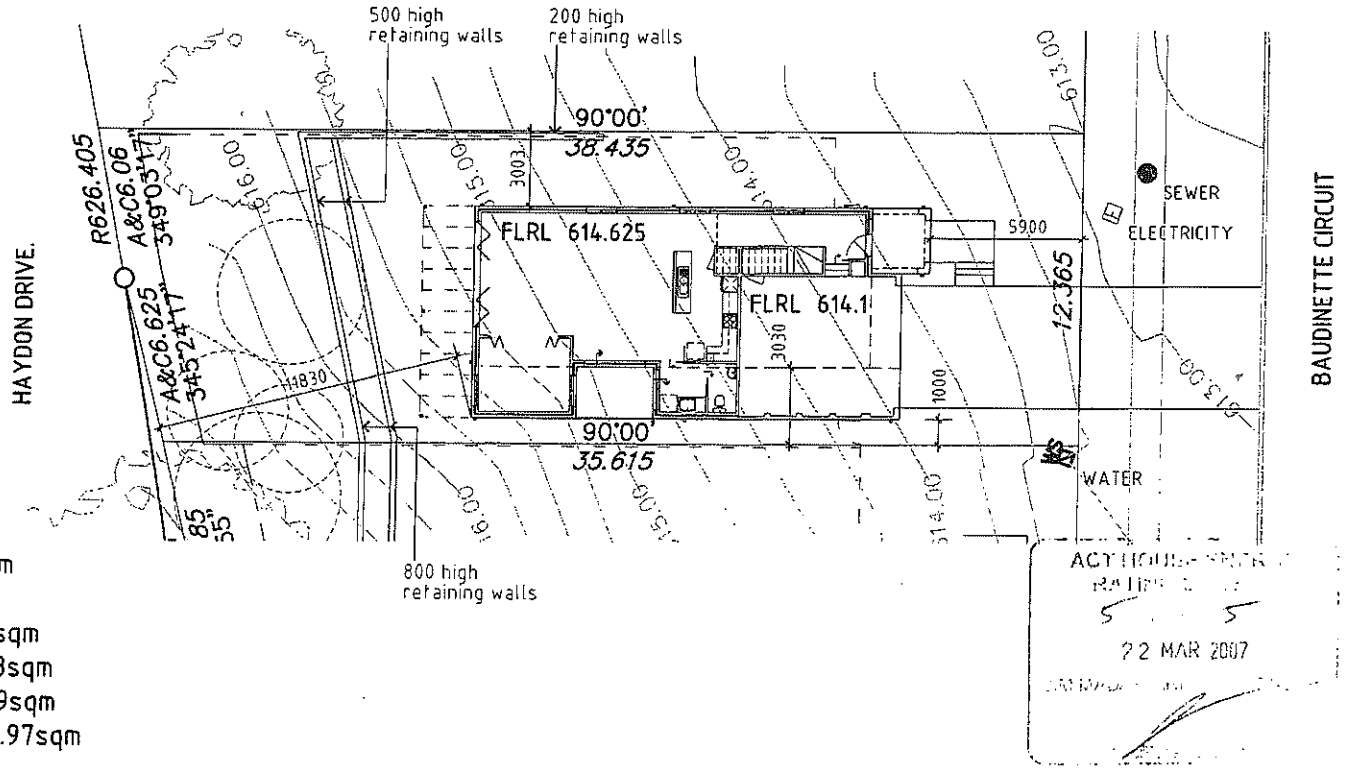
1.8m high timber fence

TREES TO BE RETAINED

TREES TO BE REMOVED

Plan No: 071746/A
16 MAY 2007
RECEIVED
ACT Planning & Land Authority

Land (Planning and Environment Act 1991)
APPROVAL GRANTED
Pursuant to Section 230 of 346
- 1 MAY 2007
Delegate of the Authority



SITE AREA: 459sqm
Max GFA 220sqm
Built Area: 215.31 sqm

POS Required: 274.9sqm
POS Achieved: 328.93sqm
6m dim Required: 45.9sqm
6m dim Achieved: 164.97sqm

PROJECT:
NEW RESIDENCE ON
BLOCK: 5
SECTION: 105
BRUCE

CLIENT:
B & T GROUP

Class 1a(i) 10a

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
15 MAY 2007
Licence No: 200426203

NO:	DATE:	DESCRIPTION:	BY:	Rev:

REVISIONS.

DRAWING TITLE:
GROUND FLOOR PLAN

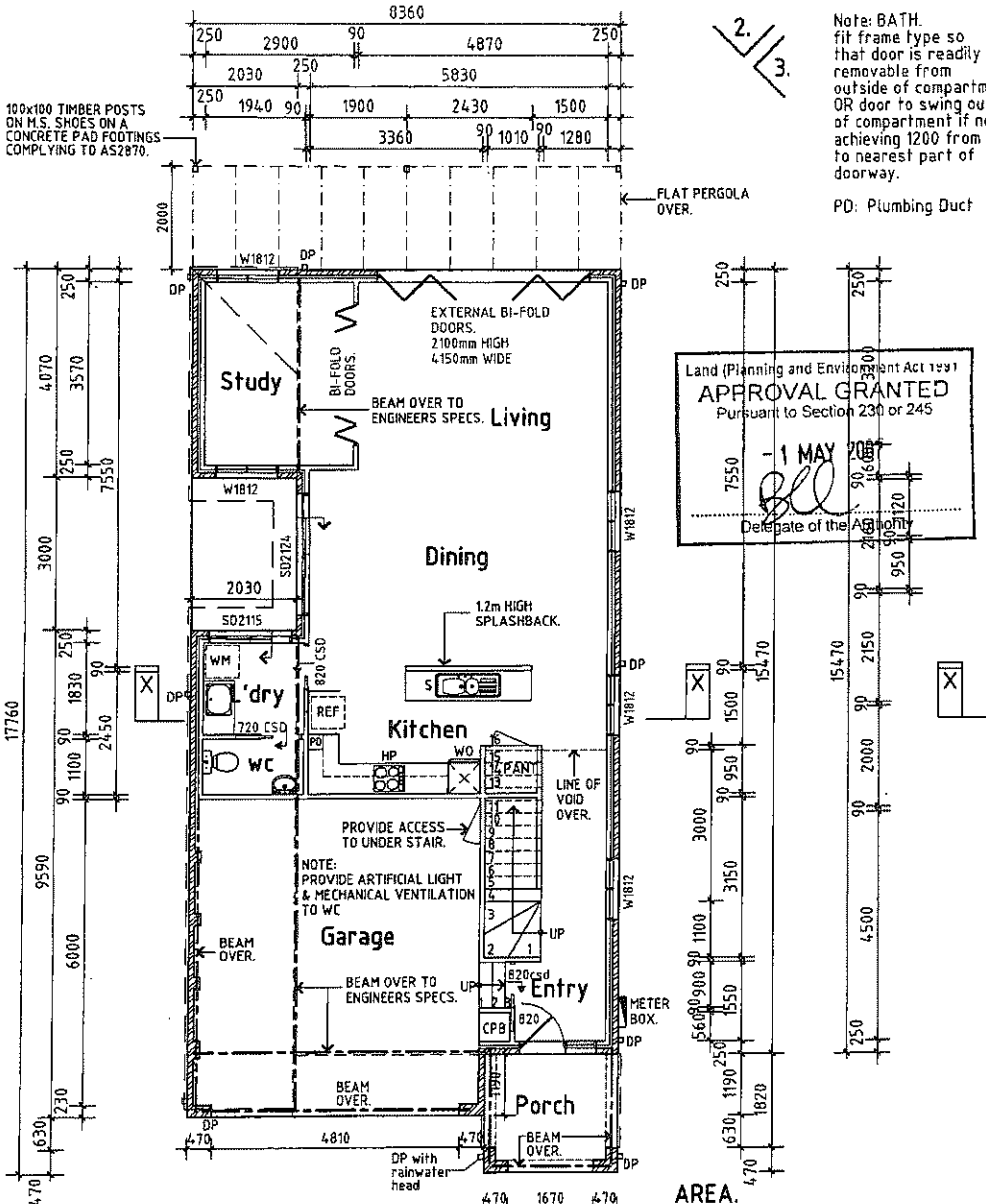
DESIGNED:	FP	DATE:	22.3.07
DRAWN:	FS	Scale:	1:100
JOB No:	41498	REV:	

DRAWING STATUS:

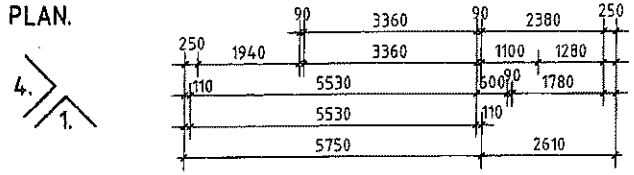
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DWG No:
1 of 5


100x100 TIMBER POSTS ON M.S. SHOES ON A CONCRETE PAD FOOTINGS COMPLYING TO AS2870.
FLAT PERGOLA OVER.
EXTERNAL BI-FOLD DOORS. 2100mm HIGH 4150mm WIDE
BI-FOLD DOORS.
Study
BEAM OVER TO ENGINEERS SPECS.
Living
Dining
1.2m HIGH SPLASHBACK.
Kitchen
'dry
wc
PROVIDE ACCESS TO UNDER STAIR.
NOTE: PROVIDE ARTIFICIAL LIGHT & MECHANICAL VENTILATION TO WC
Garage
BEAM OVER.
BEAM OVER TO ENGINEERS SPECS.
Entry
METER BOX.
Porch
DP with rainwater head
LINE OF VOID OVER.
UP
DP

GROUND FLOOR PLAN.



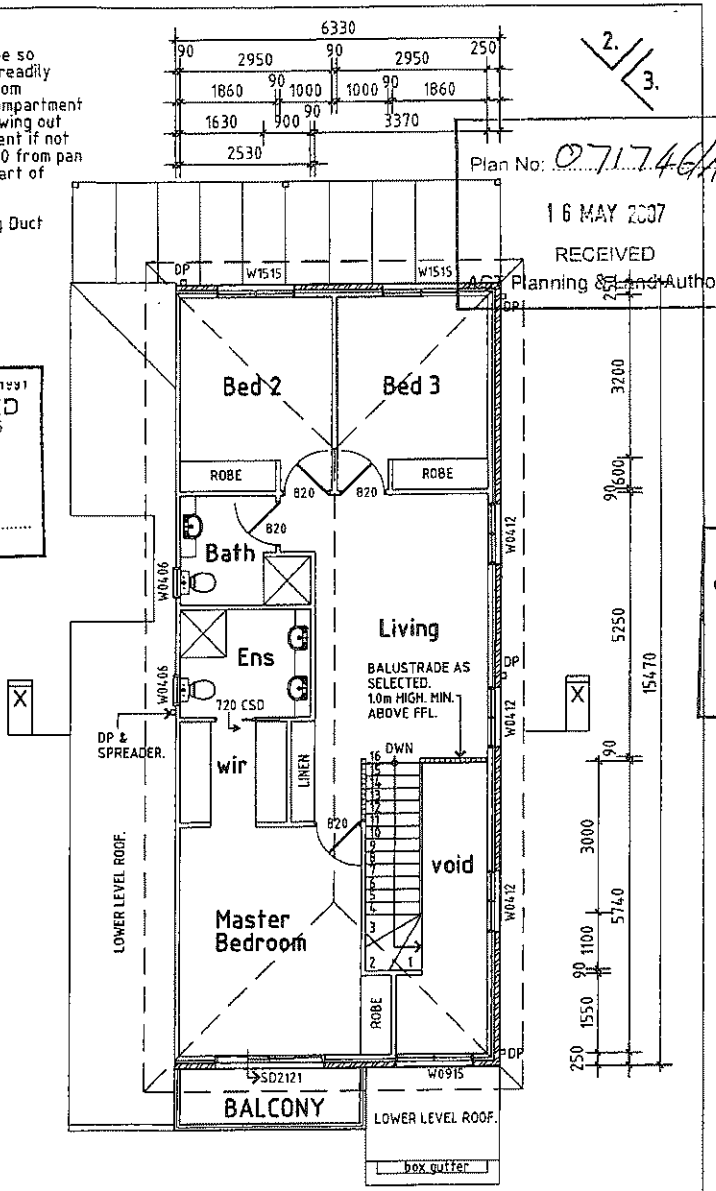
Note: BATH. fit frame type so that door is readily removable from outside of compartment OR door to swing out of compartment if not achieving 1200 from pan to nearest part of doorway.

PD: Plumbing Duct

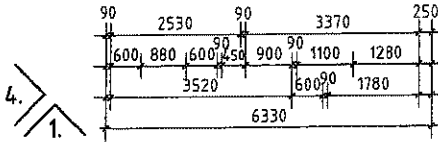
Land (Planning and Environment Act 1991
APPROVAL GRANTED
Pursuant to Section 230 or 245
- 1 MAY 2007
Delegate of the Authority

AREA.
Ground Floor.
Living: 94.81 sqm
Garage: 35.26 sqm
Porch: 6.36 sqm

Upper Floor.
Living: 85.24 sqm
Balcony: 4.61 sqm
Total Living: 180.05 sqm


Bed 2
Bed 3
ROBE
Bath
Ens
Living
BALUSTRADE AS SELECTED. 1.0m HIGH. MIN. ABOVE FFL.
DP & SPREADER.
wir
LINEN
LOWER LEVEL ROOF.
void
Master Bedroom
BALCONY
LOWER LEVEL ROOF.
box gutter
DWN

UPPER FLOOR PLAN.



INSULATION VALUES:
R2.0 + sarking to Brick Veneer
R2.0 + sarking to Veneer
R4.0 to Ceiling
R4.0 to Timber floor
R1.8 Edge slab insulation

Plan No: 0717464/A

16 MAY 2007
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ACT Planning & Land Authority

ACT HOUSE ENERGY RATING SCHEME
5 points 5 stars
22 MAR 2007
JIM MADAFFARI

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Certified Building Solutions Pty Ltd
15 MAY 2007

NO:	DATE:	DESCRIPTION:	Licence No:	Rev:	Rev:
			20042620		

REVISIONS.

PROJECT:
NEW RESIDENCE ON BLOCK: 5 SECTION: 105 BRUCE

CLIENT:
B & T GROUP

DRAWING TITLE:
GROUND FLOOR PLAN
UPPER FLOOR PLAN

DESIGNED:	FP	DATE:	22.3.07
DRAWN:	FS	Scale:	1:100
JOB No:	41498	REV:	

DRAWING STATUS:

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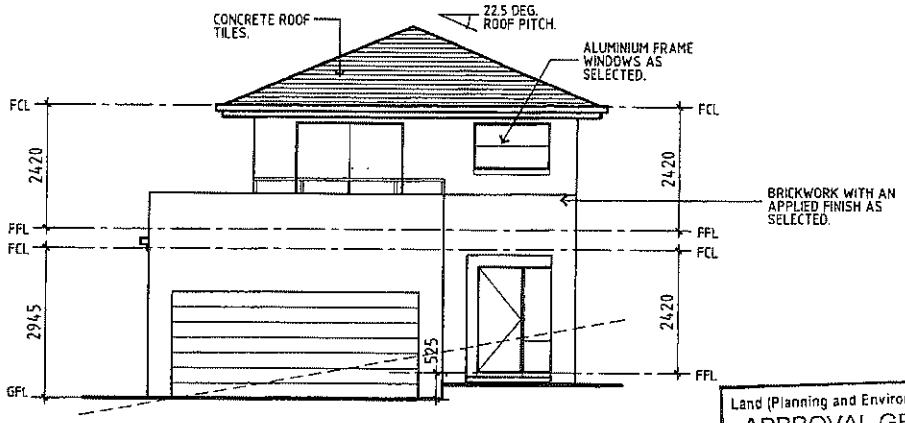
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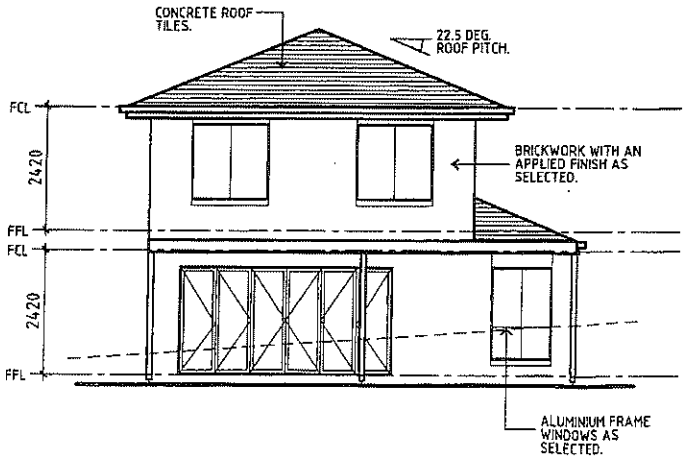
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2 of 5

ELEVATION 1.



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Pursuant to Section 230 or 245
- 1 MAY 2007
Delegate of the Authority

ELEVATION 2.



Plan No: 071746/A
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ACT HOUSE ENERGY RATING SCHEME
5 ★ ★ ★ ★ ★
22 MAR 2007
JIM MADAFFARI

PROJECT:
NEW RESIDENCE ON
BLOCK: 5
SECTION: 105
BRUCE

CLIENT:
B & T GROUP

BUILDING APPROVAL
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Certified Building Solutions Pty Ltd
15 MAY 2007
Licence No: 200426203

NO:	DATE:	DESCRIPTION:	BY:	Rev:

REVISIONS.

DRAWING TITLE:
ELEVATIONS

DESIGNED:	FP	DATE:	22.3.07
DRAWN:	FS	Scale:	1:100
JOB No:	41498	REV:	

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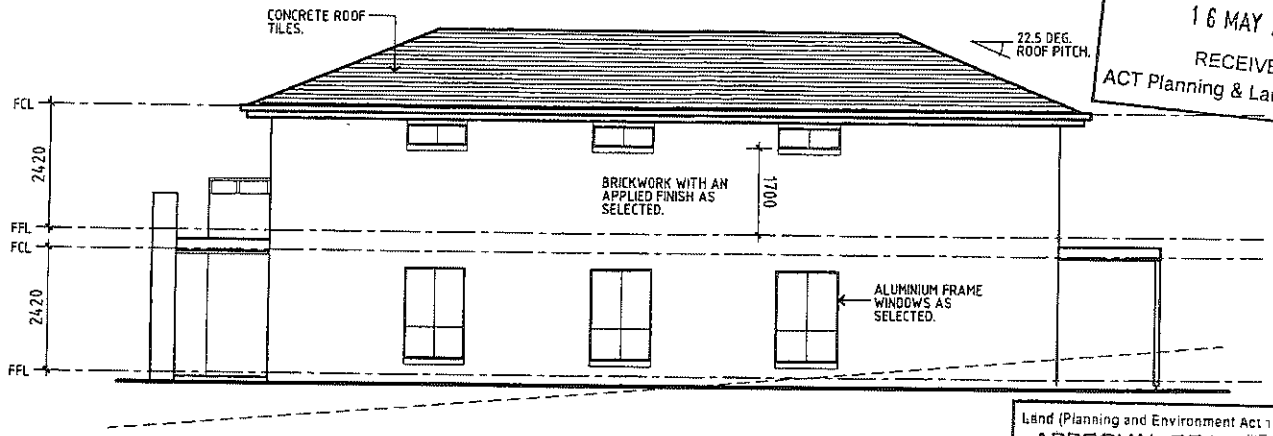
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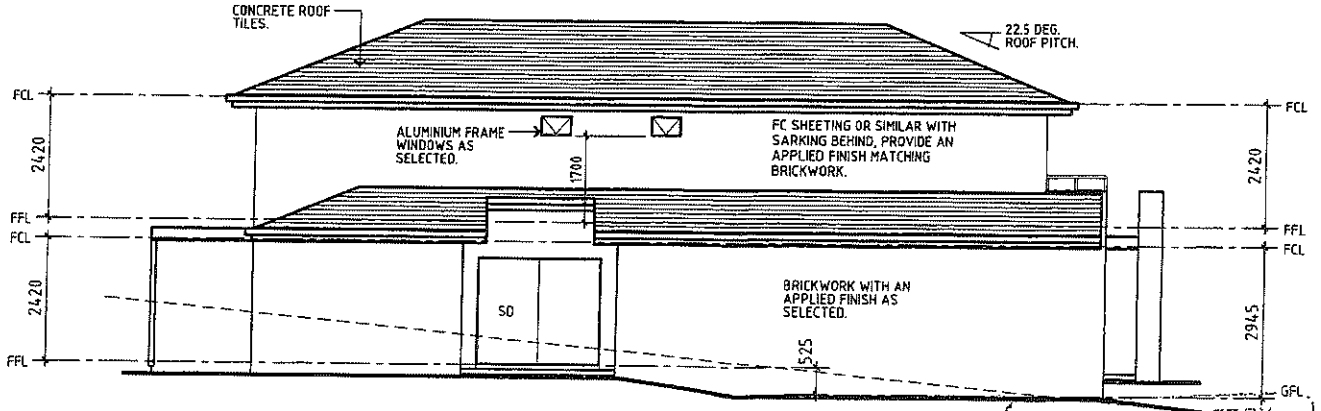
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DWG No:
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ELEVATION 3.



ELEVATION 4.



Plan No: 071746/A
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ACT Planning & Land Authority

BUILDING APPROVAL
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Certified Building Solutions Pty Ltd
15 MAY 2007
Licence No: 20042023

Land (Planning and Environment Act 1991
APPROVAL GRANTED
Pursuant to Section 230 or 245
1 MAY 2007
Delegate of the Authority

ACT HOUSE ENERGY RATING CONSULTANTS
22 MAR 2007

PROJECT:
NEW RESIDENCE ON BLOCK: 5 SECTION: 105 BRUCE

CLIENT:
B & T GROUP

NO:	DATE:	DESCRIPTION:	BY:	Rev:

REVISIONS.

DRAWING TITLE:
ELEVATIONS

DESIGNED:	FP	DATE:	22.3.07
DRAWN:	FS	Scale:	1:100
JOB No:	41498	REV:	

DRAWING STATUS:

OZTAL ARCHITECTS
ARCHITECTURE · PLANNING · INTERIORS

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DWG No:
4 of 5

NOTES

General

Builder to provide all labour, materials, fittings, plant, tools, permits, insurances etc necessary for the proper completion of the work and ensure that all labour and materials in all trades are the best of their respective kinds.

Builder is to visit the site and inform himself of scope of work prior to commencing.

Follow figured dimensions on the drawings. Check and verify dimensions prior to starting any work.

Building setbacks and dimensions to be verified by surveyor prior to commencing any work.

Materials and workmanship to be in accordance with the Building Code of Australia, the A.C.T. Appendix and all other relevant codes.

Builder shall be responsible for the general water tightness of the entire works in all trades.

Footings

Footings to be in accordance with AS 2870 part 1

Footings to be taken down to solid ground.

Brickwork

Brickwork as noted on drawings.

Generally 230x110x76mm bricks bonded in stretcher bond.

Mortar to comply with the requirements of relevant SAA codes.
Cement mortar:
- 6 part sand
- 1 part cement
- 1 part lime

LINTELS FOR BRICKWORK

Where spans are up to 1500mm provide 150mm bearing onto brickwork.
Where spans are over 1500mm provide 230mm bearing onto brickwork.
Where steel angles are used ensure that the longer leg is placed vertical.

Span of Opening	Lintel
up to: 1200mm	76x10mm bar
1201 to 1500mm	76x76x10 angle
1501 to 2400mm	127x76x10 angle
2401 to 3000mm	152x89x10 angle

Provide damp proof course at bearer seating level
Provide stepped cavity flashing with weep holes at 1200mm centres to the external brick skin at ground floor level, under windowsills and in brickwork above windows.

External Steps to be 75mm reinforced concrete.
Riser: 172mm Going: 265mm min. unless otherwise noted.

Concrete Slab

Reinforced Concrete slab on ground to be constructed in accordance with AS 2870.1

Provide clean well-consolidated fill under slab as required.
Where fill exceeds 400mm provide 230x230 brick piers on 400x400x250mm concrete pads at 1500 ctrs. with 2 layers (top&bottom) of reinforcing fabric in slab above piers.

0.2mm polyethylene moisture barrier under concrete slab.

Provide reinforced concrete strip footing or thickening in slab under load bearing walls as per AS 2870.1

First Floor Timber Floor

All timberwork to comply with the requirements of AS 1684 National Timber Framing Code

20mm (nom) structural board sheet flooring

Posi- floor trusses to manufactures specifications

Floor beams as indicated on drawings
To engineers specifications.

Timber Stud work

All timberwork to comply with the requirements of AS 1684 National Timber Framing Code

90x35 Pine plates and nogging.
Provide second 90x45 top plate to all load-bearing walls.

90x35 pine studs at 450 ctrs to all load-bearing walls and at 600 ctrs to non-load bearing walls.
Provide 90x45 f8 studs to both sides of openings carrying lintels

F8 timber to walls supporting trusses with spans greater than 6 m.

50x38mm ceiling battens at 450 ctrs.

10mm Plasterboard wall and ceiling lining.

Fibrous cement sheet wall lining to eaves.

Roof

Trusses at 900mm ctrs. fixed to manufacturer specifications.

Lintel size to truss manufacturers charts.

Roof pitch as noted on drawings.

Concrete roof tiles as selected.

Fascia and gutter as selected.

Plasterer/Internal Linings

Wall framing to all rooms to be covered with close joint linings: the joints being backed with either noggings or studs as required by manufacturer. All linings shall be securely fixed.
Plasterboard (min 10mm thick) wall and ceiling lining

Fibrous cement sheet wall lining to wet areas.

Provide cornice or as selected shall be fixed at intersections of all beam and wall junctions with ceilings.

Drainage and Plumbing

Provide all necessary drainage required for the discharge and connection to appropriate ties of sewerage, stormwater and other drainage services as required for the proper functioning of the facilities as required by the appropriate Authorities.

Provide all agricultural drains as required to divert water and moisture, which may cause seepage to the building structure.

Provide all necessary plumbing materials and service required for the proper operation of all sanitary fixtures and fittings, water supply and reticulation, roof plumbing, flashings and the like as necessitated by the works.

Painter

Provide all painters work as required by the builder and as necessitated by the nature of the job. Work to be finished in the best manner, ensure surfaces are smooth and perfectly conditioned to take the applied finish.

Electrical

Supply erect and connect all necessary material to complete the electrical installation for its full satisfactory operation and in accordance with authority requirements, relevant codes and regulations and as directed by the builder.

Forward all notices arrange for all inspections as required by the relevant Authorities.

Smoke alarms are to be installed in accordance with BCA, Building note 19 and to comply with As 3786.
Smoke alarms are to be connected to mainspower with
battery backs, and wired in accordance with AS 3000.

Windows

Provide all necessary materials, fixings, frames, glazing, fly screens and the like conforming to all-relevant trade practices and codes. Ensure the correct operation of windows, sliding doors and the like, ensuring correct protection from water and the like.

External

Ground levels and steps are approximate only. Actual ground/site conditions to be verified prior to construction.

Fibrous cement sheet linings to eaves.

Landing on brick walls to be 100mm thick reinforced with 1 layer f718 mesh.

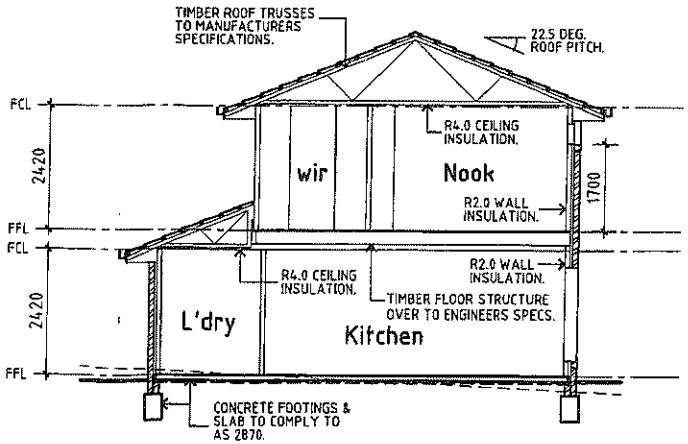
Provide yard sumps as required.

Plan No: 071746/A
16 MAY 2007
RECEIVED
ACT Planning & Land Authority

Land (Planning and Environment Act 1991
APPROVAL GRANTED
Pursuant to Section 230 or 245
- 1 MAY 2007
Delegate of the Authority

ACT HOUSE ENERGY RATING SCHEME
5 points 5 Star
22 MAR 2007
JIM MADAFFARI

INSULATION VALUES:
R2.0 + sarking to Brick Veneer
R2.0 + sarking to Veneer
R4.0 to Ceiling
R4.0 to Timber floor
R1.8 Edge slab insulation



SECTION X - X

PROJECT:
NEW RESIDENCE ON BLOCK: 5
SECTION: 105
BRUCE

CLIENT:
B & T GROUP

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
15 MAY 2007
Licence No: 20042620B

NO:	DATE:	DESCRIPTION:	BY:	Rev:

REVISIONS.

DRAWING TITLE:
SECTION X - X
NOTES

DESIGNED:	DATE:
FP	22.3.07
DRAWN:	Scale:
FS	1:100
JOB No:	REV:
41498	

DRAWING STATUS:

OZTAL ARCHITECTS
ARCHITECTURE * PLANNING * INTERIORS

CANBERRA
FIRST FLOOR, 1 HALL STREET
LYNEHAM ACT 2602
GPO BOX 2170
CANBERRA CITY ACT 2601
PH: (02) 6257 3455
FAX: (02) 6257 3355
email: oztal@oztal.com.au

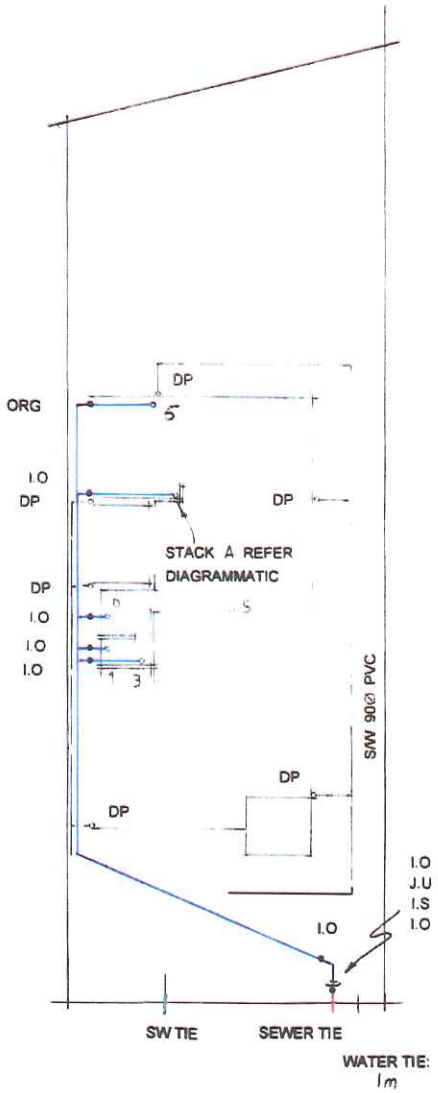
SYDNEY
LEVEL 2
821 PACIFIC HIGHWAY
ST LEONARDS NSW 2065
PH: (02) 9906 1922
FAX: (02) 9439 0255

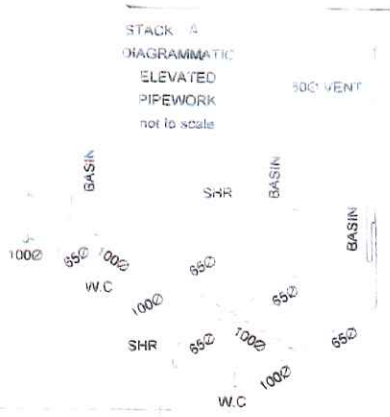
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DWG No:
5 of 5

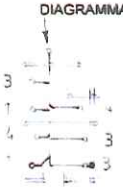
112932

STACK A
DIAGRAMMATIC
ELEVATED
PIPEWORK
not to scale





STACK A REFER
DIAGRAMMATIC



OWNER B AND [illegible] GROUP
BLOCK 5 SECTION [illegible] BRIT[illegible]

REFERENCES

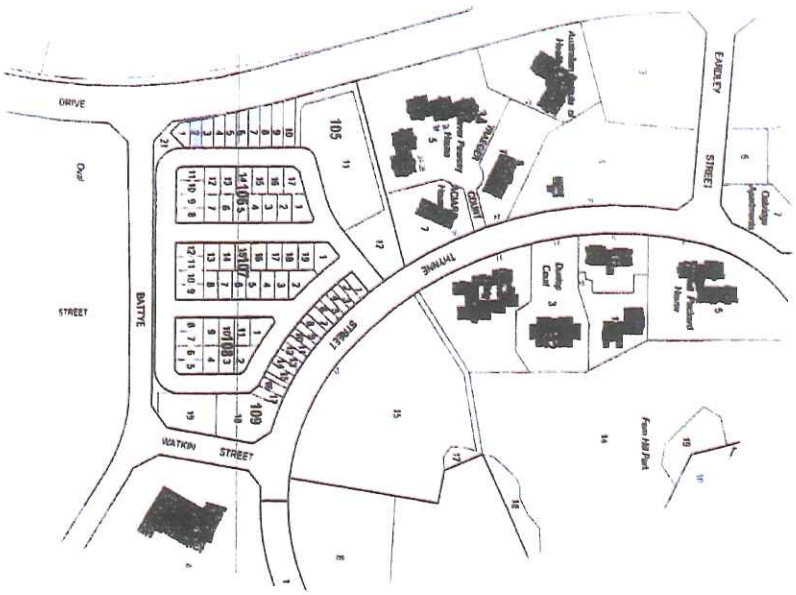
V.C.P.	VITRIFIED CLAY PIPE	D.T.	DISCONNECTOR TRAP	T.D.	TUNDISH		WATER CLOSET		URINAL
S.V.P.	SOIL VENT PIPE	I.O.	INSPECTION OPENING	G.T.	GULLY TRAP		BATH		CLN'S SINK
U.P.V.C.	UNPLASTICISED POLYVINYL CHLORIDE	E.J.	EXPANSION JOINT	V.P.	VENT PIPE		BASIN		BIDET
D.I.C.L.	DUCTILE IRON CEMENT LINED	I.S.	INSPECTION SHAFT	J.U.	JUMP UP		SHOWER		DISHWASHER
O.F.G.	OVERFLOW RELIEF GULLY	H.C.	HOSECOCK	E.V.	EDUCT VENT		SINK		GLASS WASHER
F.G.L.	FINISHED GROUND LEVEL	F.F.L.	FINISHED FLOOR LEVEL	S.T.	SILT TRAP		LAUNDRY TUB		COOKING OVEN
		S.V.	STOPVALVE	B.T.	BUCKET TRAP				

ALL WORK TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS.THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH A.S 3500. NATIONAL PLUMBING AND DRAINAGE CODE ORG TO BE A HEIGHT OF 150mm BELOW LOWEST FIXTURE TO BE DRAINED & A MINIMUM 75mm ABOVE F.G.L.(50mm IN PAVED AREAS,GRADED FROM O.R.G.)

2 0 2 4 6 8 10 12 14 16 18

1200 SCALE REFERS TO DRAINAGE PLAN

1:200 AS AMD 27/11/07


DRIVE
AVE
STREET
BATTYE
105
109
WATKIN
STREET
STREET
COURT
TRYNNE
STREET
EMBER
STREET
Assembly Hall
Nursery
Nursery
Classroom
Classroom
Classroom

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, depend, to a large extent, upon the age and type of the building inspected. **It is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report.** 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, furnishing, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, 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 controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be Resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

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 early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 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. 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 sealing or of 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) **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.

8) **EXPERT WITNESS 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. 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 and independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

9) (a) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client names on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Subject to 9 (b) below, any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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

This Report may be attached to the Contract provide 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 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 that six months prior to the date the property named on the front of the Report was first listed or offered for sale; and
(b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date: and
(c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and
(d) the Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and
(e) the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or Sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

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

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

NOTE: 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 reporting accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

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

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

The report does not provide any examinations of the plumbing, electrical, heating and also, cooling services and carpet is not lifted nor is furniture moved during this examination. This report is confined to a visual inspection only limited to those areas and sections of the property fully accessible to the inspector on the date of the inspection. The inspection did not include breaking apart, dismantling, removing of moving objects including, but not limited to foliage, mouldings, floor or wall coverings, behind stored goods, in cupboards, other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures.

This report is valid for a period of 180 days only from the date of inspection and the property should therefore be re-inspected if not purchased within that time. Due to this time frame defects beyond the scope of this inspection could become evident such as brick cracking with seasonal changes, damage from water leaks, electrical, plumbing drainage or abuse.

As per Civil Law (Sale of Residential Property) Regulation 2004 - Act 7 - Section 4 (a) -(i) (ii) (iii) (iv) (v) and Section 4. (b) and Section 4. (c) the Building and Compliance reports have been registered with the Department of Fair Trading in accordance to Act 10 - Section 4 (a) (i) (ii) (iv) (v) and 4. (c) the Pest Report has been registered with Department of Fair Trading.

All Building and Pest Inspectors are accredited and licensed.

DEFINITIONS

AS4349 - 1995

1.4.3 **Minor fault or defects** -- a matter which, in view of the age, type of condition of the residential building, does not require substantial repairs or urgent attention and rectification.

1.4.5 **Property** - any areas or item other than the residential building and the site which is not the subject of a special report, but which may be specified in the terms of engagement.

1.4.6 Reasonable access - areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1 are available; or where these clearances are not available, areas within the consultant's unobstructed line of sight.

TABLE 1

REASONABLE ACCESS

Area	Access Manhole mm	Crawl Space mm	Height
Roof Interior	450 x 400	600 x 600	Assessible from a 3.6mLadder
Subfloor	500 x 400	Vertical clearance Timber floor : 400* Concrete floor : 500	
Roof exterior			Accessible from a 3.6 m ladder

* **Underside of bearer**

Note: Cracking under 5mm to brick and masonry walls is classed as insignificant and does not need to be mentioned as per Australian Building Standards. (Cracking is common in the Canberra Region due to the clay soil, the drought conditions that we are experiencing at this time) and cracking can appear over a short period of time. We recommend keeping moisture around the footings of the dwelling, during a drought.

EXTRACTS FROM AS4349.1 - INSPECTION OF BUILDINGS

1.4.3 **Minor fault or defect** – Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.
It is common for most of these defects to be rectified over the first few years of ownership or redecoration and renovation are undertaken.

1.4.7 **Residential Building** -- shall have the meaning subscribed in the Building Code of Australia and includes 'residential Property'.

1.4.8 Special-purpose property report -- the report referred to in Clause 3.2.

1.4.9 Standard property report -- the report referred to in Clause 3.1

1.5 **INSURANCE** The consultant shall at all times maintain adequate insurance, including public risk and professional indemnity, and where appropriate, insurance against death or injury to any of his employees.

Name of Inspector/Firm: ACT PRO Date of Inspection 26/11/14
The Street Address of the Property : 24 Baudinette Cct
The Suburb: Bruce Post Code: 2617
Contact Details: Full Name of the Purchaser:
Contact Address:
Suburb:
Phone:
Mobile:
Fax:
Email

Signed _____ on this the _____ day of _____ 200

Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED:	K P R Report Pty Ltd T/as ACT Professional Building Services T/as ACTPRO; MN Inspection Pty Ltd T/as ACT Professional Building Services T/as ACTPRO; Building Inspectors Specialists Pty Ltd T/as AAABIS
LICENSEE:	Ken Roche
BUSINESS DESCRIPTION:	Timber Pest Inspections - Covered Pre-Purchase House Pest Inspections - Covered Building Inspections (Non Pest Related) - Covered Pool Safety Inspections - Covered Energy Ratings & Compliance Reports - Covered
POLICY REFERENCE:	**09 P000473 PLB**
EXPIRY DATE:	**9/9/2015**
POLICY CLASS:	Pest Controllers Combined Liability.
SUMS INSURED:	**Section A: Broadform Liability** **Limit of Liability: $20,000,000** any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs. **Section B: Professional Indemnity** **Limit of Liability: $1,000,000** any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy - QM792.

Signed Date **2/9/2014**

QBE Insurance (Australia) Limited ABN 78003 191 035. AFS Licence No. 239545
Postal address: GPO Box 705 Brisbane Qld 4001