



Residential REPORTS

PRESALE REPORT

12 Montagu Place

Evatt

REPORT PREPARED

22 October 2024



35 Poynton Street Hughes



6288 0402



info@residentialreports.com.au

ADDRESS	12 Montagu Place Evatt
BLOCK & SECTION NUMBER	B - 16 S - 85
INSPECTION DATE	21 October 2024
INSPECTOR	Derek Taylor
CLIENT	Qi Qiang Wu & Jia Jiang Wu
JOB REFERENCE	41411
WEATHER CONDITIONS	Fine
OCCUPANCY STATUS	occupied - the dwelling was furnished at the time of inspection

INSPECTION DATA SUMMARY

YEAR OF DEVELOPMENT (APPROX. ISSUE OF FIRST CERTIFICATE OF OCCUPANCY)	<ul style="list-style-type: none"> 2004
AREA DETAILS (APPROX. SQM)	<ul style="list-style-type: none"> residence - 89.57 sqm off plan class 10a sunroom – approx. 28.5 sqm carport - 18.78 sqm off plan block size - 680 sqm
WALL CONSTRUCTION	<ul style="list-style-type: none"> brick veneer construction. for more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - brick veneer walls
ROOF CONSTRUCTION	<ul style="list-style-type: none"> timber truss construction concrete tiles and metal decking to the extension roof
FLOOR CONSTRUCTION	<ul style="list-style-type: none"> timber bearers and joists with tongue and groove flooring
ENERGY RATING	<ul style="list-style-type: none"> 1.5 star
CONSTRUCTION	<ul style="list-style-type: none"> the dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
MAINTENANCE	<ul style="list-style-type: none"> there are maintenance items detailed in this report, please read the entire report
TIMBER PEST REPORT	<ul style="list-style-type: none"> no evidence of active subterranean termites (live species) was found at the time of our inspection evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection, please read the entire report
COMPLIANCE REPORT	<ul style="list-style-type: none"> for information on the structures situated in this block and section, please see the compliance report

IMPORTANT: *This report is intended to be read in its entirety. You must carefully read the full document including Detailed Inspection Information, Warranty & Use and Scope & Limitations prior to making any critical decisions.* The above Data Summary is supplementary to the Report and should not be used as a standalone reference. It is imperative to review the complete Report and in the case of any discrepancies between the Report and the above comments, the information in the detailed Report is the final authority. The reader is requested to immediately contact us if any content is not fully understood and requires clarification or further explanation. We value the opportunity to work on this inspection project and wish you all the best as you evaluate this property.

Signed on behalf of:

Residential Reports Pty Limited ABN 38 609 880 122

Derek Taylor

Derek Taylor

Building & Timber Pest Assessor

INSPECTION SCOPE – INTRODUCTION FOR THE READER

The reader must refer to the comprehensive Warranty & Use and Scope & Limitations at the end of this report. This report is written with reference to the Australian Standards outlined in our Scope & Limitations and is the result of a largely visual inspection only as required by the Standards. The inspection has been conducted to identify notable defects, insofar as an inspector can reasonably identify them and considering the building's age. Comments are provided primarily for items that could impact property value, normal wear and tear for an older building may not be detailed. If there are any discrepancies between the "Summary" and the Detailed Report, the Detailed Report should be relied upon. Where testing is undertaken and there are adverse findings, details will be noted. We do not inspect features such as electrical appliances, utilities, or swimming pool/s and equipment; qualified technicians should be consulted. This report does not quantify ongoing maintenance, upgrades, cosmetic works, or minor defects. If present, significant defects will be noted, and further investigation may be recommended. Where reference has been made to termites (live species, activity or prior activity) and maintenance or defects of significance, we strongly advise that prior to making any critical decisions, that the services of a suitably qualified tradesperson be engaged to quantify remedial action. Report comments may seem repetitive to emphasise that all inspected elements have been reviewed and a summary of inspection items is included at the end of the report for your reference.



STANDARD INDICATORS EXPLAINED

Our Inspector uses the terms below to describe the condition of building elements. The inspection is visual and conducted under normal lighting. These terms consider factors like the building's age, construction quality and type. Keep in mind that what is considered "good" may vary between an older and a modern building. There are no estimates for repair costs reported, as these depend on your service provider and chosen action:

GOOD	The feature is generally in good condition and does not require major repairs. Minor imperfections in the finish or structure may be present. For elements like windows and doors, the observation refers to a visual inspection only, focusing on substantial defects affecting the property, not operational issues.
FAIR	The feature is functional but has deteriorated and would benefit from cosmetic or remedial repair work.
POOR	The feature in the inspector's opinion, requires remedial action. Repairs or replacement are considered necessary rather than discretionary.
NO SIGNIFICANT DEFECTS	This condition is applied when no significant structural or functional defects are observed. Minor issues may be present, and any remedial action is discretionary.
DEFECTS HAVE BEEN IDENTIFIED	This condition is applied where the inspector has identified defects that require remedial action or investigation considered necessary rather than discretionary.



IMPORTANT NOTE

Your inspector has conducted a comprehensive visual site assessment following Australian Standards for the Building Report and Timber Pest Report. Whilst the reports are considered separate, we've organised all the data for each area into a single table for your convenience. For example, when commenting on fences, you'll find information on both building maintenance and pest considerations in the one table. Where suspected water leakage, termite activity, active or latent, or building defects have been identified in this report, we strongly suggest further investigation. **The reader must refer to the comprehensive Warranty & Use and Scope & Limitations contained in this report as it contains important advice for intending purchasers and for the owner of this building.** A proactive approach to building maintenance and timber pest management is essential to the upkeep of the property.

GENERAL REPORT NOTES:

- there is some minor movement cracking to the ceiling lining and wall lining to multiple areas of the dwelling - this is a cosmetic matter and repairs required are minimal
- there are visible repairs to the walls and ceiling linings in some areas of the dwelling. This was considered to be of cosmetic significance only and further repairs are discretionary

INTERIOR

Bedroom One

ceilings and cornices	fair to good <ul style="list-style-type: none">• the ceiling lining has been patched - further remedial action is recommended
architraves and skirting boards	good
walls	fair to good
doors and windows internal	fair to good <ul style="list-style-type: none">• the sliding door requires adjustment or repair to ensure smooth operation

Bedroom Two

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

Sunroom

ceilings and cornices	fair to good <ul style="list-style-type: none">• there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal• there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
architraves and skirting boards	good
walls	fair to good
doors and windows internal	fair to good <ul style="list-style-type: none">• the sliding door requires adjustment or repair to ensure smooth operation

Bathroom and Toilet	
ceilings and cornices	fair to good
architraves and skirting boards	good
walls	fair to good
doors and windows internal	fair to good <ul style="list-style-type: none"> door edges require painting
vanity/hand basin	good
shower screen	good <ul style="list-style-type: none"> shower curtain installed
bath	good
ventilation	<ul style="list-style-type: none"> ceiling fan unit (with heat lamps) one or more of the heat lamps are not working
toilet suite	good
water leakage	<ul style="list-style-type: none"> no water leakage detected in accessible areas
wall tiles	good
floor tiles	fair to good <ul style="list-style-type: none"> replacement of the seal at the intersection between the wall and floor tiles is recommended
fit-out	good

Laundry	
ceilings and cornices	fair to good
architraves and skirting boards	good
walls	fair to good
doors and windows internal	fair to good <ul style="list-style-type: none"> door edges require painting
laundry tub	fair to good <ul style="list-style-type: none"> the cabinet doors under sink require adjustment resealing is required between the laundry bench and splashback
water leakage	<ul style="list-style-type: none"> no water leakage detected in accessible areas
ventilation	<ul style="list-style-type: none"> there is no mechanical ventilation
wall tiles	good
floor tiles	good
hardware, fixtures and fittings	good
toilet suite	fair to good <ul style="list-style-type: none"> the toilet seat is loose fitting, re-fixing or adjustment is required

Entrance, Living/Dining and Kitchen Area

ceilings and cornices	fair to good <ul style="list-style-type: none">there are paint defects to the ceiling lining
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none">there are some areas of the plasterboard wall lining that require repairs
doors and windows internal	good
sink	good
splashback	fair to good <ul style="list-style-type: none">resealing is required between the splashback and the worktopsome areas of the wall tile grouting require minor repairs
ventilation	<ul style="list-style-type: none">ventilation is provided by a ceiling mounted exhaust fan
hardware, fixtures and fittings	good
kitchen fit-out	good

Hallway

ceilings and cornices	fair to good <ul style="list-style-type: none">the ceiling lining has been patched - further remedial action is recommended
architraves and skirting boards	fair to good <ul style="list-style-type: none">there is unpainted skirtings and architraves
walls	fair to good <ul style="list-style-type: none">there are imperfections to the wall lining from a previous installationthere are some areas of the plasterboard wall lining that require repairs
doors and windows internal	fair to good <ul style="list-style-type: none">the linen cupboard sliding door requires adjustment or repair to ensure smooth operationthe hallway door to kitchen area is binding with the frame, adjustment is required

Interior/Main Dwelling

termites - interior	<ul style="list-style-type: none">no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - interior	<ul style="list-style-type: none">no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - interior	<ul style="list-style-type: none">no evidence of borer damage was sighted in areas accessible at the time of the inspection

Roof Cavity	
insulation	<ul style="list-style-type: none"> the roof cavity has been insulated with fibreglass batts and loose-fill insulation. PLEASE NOTE: We are not licensed to inspect for asbestos and the loose-fill insulation has not been tested. However, we are of the opinion that the loose-fill insulation is not friable asbestos For more information: visit residentialreports.com.au and click on 'resource library'.
sarking	<ul style="list-style-type: none"> sarking has been installed to half the roof cavity. For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Sarking the sarking has been damaged in some areas - holes and tears reduce the effectiveness of the sarking as a moisture and insulation barrier. To maximise benefit, where possible, the sarking should be repaired with bitumen tape
roof construction	<ul style="list-style-type: none"> timber truss construction
termites - roof void	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - roof void	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - roof void	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Inspection Items	
roof exterior	<p>no significant defects</p> <ul style="list-style-type: none"> concrete tiles and metal decking to the extension roof there are some cracked tiles that have been sealed with silicone some roof tiles have broken corners, this is a common problem with concrete tiles. Leakage rarely occurs and generally repairs are not required
gutters and downpipes	no significant defects
eaves, fascia and barge ends	<p>defects have been identified</p> <ul style="list-style-type: none"> there is blistered paint to some areas of the eave linings there is timber decay in the fascia boards damage in the area/s noted appears to be moderate separation of the mitred corners was identified in some areas, we recommend repairs or sealing of these gaps to prevent deterioration
wall construction exterior	<p>no significant defects</p> <ul style="list-style-type: none"> brick veneer construction. For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Brick Veneer Walls
doors and windows external	<p>no significant defects</p> <ul style="list-style-type: none"> the sliding door is not sliding properly and requires repairs or adjustment
floor construction	<p>no significant defects</p> <ul style="list-style-type: none"> timber bearers and joists with tongue and groove flooring there is no evidence that the floor has any significant defects, floor coverings prohibit a visual inspection so it is possible that some minor defects may be concealed there are some squeaky floor boards. Squeaky floor boards are not generally structurally significant and in this instance we have no concerns regarding structural integrity
driveway	<p>defects have been identified</p> <ul style="list-style-type: none"> there is some cracking and uplifting noted in the driveway, however, vehicle access is generally acceptable
paths and paving	<p>defects have been identified</p> <ul style="list-style-type: none"> cracking and uplifting was observed in some areas of the concrete paving some areas of paving are undulating due to natural ground movement, the areas should be monitored and rectified if trip hazards pose an issue for the occupants
steps and stairs external	no significant defects
retaining walls	defects have been identified
grounds	no significant defects
solar unit	<ul style="list-style-type: none"> solar panels have been installed; the solar installation is not included in this inspection therefore, we do not comment on any aspect of its operation. Where solar panels have been installed, we are unable to apply a condition to the area of roof covering beneath due to restricted access

fences and gates	<p>defects have been identified</p> <ul style="list-style-type: none"> timber decay is evident in cross-timber and timbers in contact with the ground in some areas damage in the area/s noted appears to be moderate the side fence or gate requires significant repairs or replacement repairs are required to some areas of the fencing vegetation and screening in some areas of the fence line limited our inspection. We were unable to determine the condition of the fencing in those areas
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Subfloor	
subfloor access and general	<ul style="list-style-type: none"> our inspection was restricted by low clearances several of the subfloor vent covers are missing, replacement is recommended current water leakage was noted to the copper pipes below the bathroom and laundry areas; repairs are required <p>Additional note 22/10/2024: a plumber has attended site to carry out leak tests, inspection passed; no leaks were detected. Please see Addendum 1 – Plumbing Invoice</p>
subfloor drainage & ventilation	<ul style="list-style-type: none"> whilst we are not plumbers, our inspection indicates that the subfloor drainage and ventilation is generally fair, inadequate drainage can lead to an environment conducive to timber pests, and improvement options such as vent airflow should be considered
termites - subfloor	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - subfloor	<ul style="list-style-type: none"> evidence of wood decay fungi (wood rot) was found in, but not necessarily limited to, the areas noted below; stored timbers sitting on the ground damage in the area/s noted appears to be moderate
borers - subfloor	<ul style="list-style-type: none"> no evidence of borer activity was sighted in areas accessible at the time of the inspection

Entrance Patio	
patio construction	<p>fair to good</p> <ul style="list-style-type: none"> tiled floor construction there are cracked and chipped tiles in some areas
drainage	<p>good</p> <ul style="list-style-type: none"> drainage appears to be directed away from the dwelling, however, this was not tested at the time of inspection
termites - patio	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - patio	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - patio	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Patio off Sunroom	
patio construction	fair to good <ul style="list-style-type: none"> concrete slab
balustrades and handrails	fair to good <ul style="list-style-type: none"> handrails/balustrades are not built to regulation height in accordance with the current Building Code. Due to the age of the construction this is not a requirement. However, in the interests of safety it should be noted that regulation height balustrades and railings provide for a higher level of safety
drainage	good <ul style="list-style-type: none"> drainage appears to be directed away from the dwelling, however, this was not tested at the time of inspection
termites - patio	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - patio	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - patio	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Side Carport	
carport type	<ul style="list-style-type: none"> single carport
roof exterior	good <ul style="list-style-type: none"> metal deck roof covering
gutters and downpipes	good
floor construction	fair to good <ul style="list-style-type: none"> concrete slab construction there are cracks in the concrete slab, however, we are of the opinion they are not structurally significant. Cracks need to be monitored over time to determine if any remedial action is required
structural integrity	good <ul style="list-style-type: none"> steel construction
doors	good <ul style="list-style-type: none"> one roller door has been fitted
termites - carport	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - carport	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - carport	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Enclosed Carport with Storage	
carport type	<ul style="list-style-type: none"> • single carport
roof exterior	<p>fair to good</p> <ul style="list-style-type: none"> • concrete tile roof covering • cracking was noted to some bedding and pointing. No evidence of leakage was determined at the time of inspection • some roof tiles have broken corners, this is a common problem with concrete tiles. Leakage rarely occurs and generally repairs are not required
wall construction exterior	<p>fair to good</p> <ul style="list-style-type: none"> • brick construction and fibrous cement cladding • there is movement cracking in the exterior masonry, while the cracks were not considered to be structurally significant at the time of our inspection, they should be monitored over time to ensure that there is no ongoing movement
gutters and downpipes	<p>fair to good</p> <ul style="list-style-type: none"> • there is leakage occurring at some gutter and or downpipe section joins. Remedial action may include sealing of the leak with an appropriate sealant. Monitoring and maintenance of guttering is recommended to ensure optimum performance
structural integrity	good
doors	<p>fair to good</p> <ul style="list-style-type: none"> • one roller door has been fitted • the access door has deteriorated due to exposure to the elements, replacement is recommended
termites - carport	<ul style="list-style-type: none"> • no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - carport	<ul style="list-style-type: none"> • evidence of wood decay fungi (wood rot) was found in, but not necessarily limited to, the areas noted below; • the base of posts and fascia and barge ends • damage in the area/s noted appears to be moderate
borers - carport	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

Rear Pergola	
pergola roof	<p>fair to good</p> <ul style="list-style-type: none"> • polycarbonate roof • roof covering is showing signs of deterioration and water leakage
structural integrity	<p>fair to good</p> <ul style="list-style-type: none"> • the structure requires repairs to maintain structural integrity
termites - pergola	<ul style="list-style-type: none"> • no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - pergola	<ul style="list-style-type: none"> • no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - pergola	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

Pergola over Entry and Service Courtyard

pergola roof	<p>fair to good</p> <ul style="list-style-type: none">• polycarbonate roof• roof covering is showing signs of deterioration and water leakage
structural integrity	<p>fair to good</p> <ul style="list-style-type: none">• the structure requires repairs to maintain structural integrity
termites - pergola	<ul style="list-style-type: none">• no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - pergola	<ul style="list-style-type: none">• evidence of wood decay fungi (wood rot) was found was found in, but not necessarily limited to, the areas noted below;• some roofing timbers and sections of the timber screen wall• damage in the area/s noted appears to be moderate
borers - pergola	<ul style="list-style-type: none">• no evidence of borer damage was sighted in areas accessible at the time of the inspection

TIMBER PEST - OVERALL ASSESSMENT & RECOMMENDATIONS

Overall risk - pest	<ul style="list-style-type: none"> considering all of the relevant factors, it is our opinion that the overall degree of risk of timber pest infestation to the property is MODERATE to HIGH - we strongly recommend that regular inspections are undertaken
Evidence of timber pests	<ul style="list-style-type: none"> no evidence of active subterranean termites (live species) was found at the time of our inspection evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection, please read the entire report
Evidence of a termite nest	<ul style="list-style-type: none"> no, please read the report in full
Evidence of a pest treatment	<ul style="list-style-type: none"> we found no evidence of any recent termite treatment or durable notice at the time of inspection
Pest treatment required?	<ul style="list-style-type: none"> considering there is no evidence of a pest treatment, we recommend that a regular pest management program in accordance with Australian Standard 3660.1 to prevent subterranean termites from infesting the property be implemented. A proactive approach to Timber Pest Management will offer the highest protection for the building. A management proposal can be obtained by contacting our office on 6288 0402, or please contact your regular inspector.
We recommend pest inspections are conducted every:	<ul style="list-style-type: none"> 6 to 12 months
Mould	<ul style="list-style-type: none"> mould was not observed at time of inspection <p>Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported you should commission further investigation by a builder or an Industry Hygienist as its presence may indicate a water leak, wood decay or termites behind the wall or ceiling sheeting.</p>
Weep holes	<p>Were the weep holes clear allowing the free flow of air?</p> <ul style="list-style-type: none"> not applicable, suspended timber floor construction <p>Weep holes are small openings that allow water to drain from within an assembly. Weeps are located at the bottom of the building to allow for drainage. It is 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.</p>
Slab edge exposure	<p>Is the slab edge exposed?</p> <ul style="list-style-type: none"> not applicable, suspended timber floor construction <p>Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may result in concealed timber damage.</p>
Termite shields (ant caps)	<p>In our opinion the termite shields appear to be:</p> <ul style="list-style-type: none"> inadequate, a builder or other building expert should be consulted <p>Termite Shields should be in good order so termite workings are exposed and visible. This helps stop termites gaining undetected entry.</p>

Hot water, air conditioning and water tanks	<p>Units that release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.</p> <p>Is there a need for work to be carried out?</p> <ul style="list-style-type: none"> • yes - hot water unit
General recommendations	<ul style="list-style-type: none"> • As this property is located in an area where subterranean timber pests are commonly found we strongly recommend that you have regular inspections carried out no later than every 6 - 12 months (or as specifically recommended above) to ensure that there is no termite activity present in your buildings and structures. • Any untreated timbers in direct contact with the soil are very conducive to attack from subterranean termites. These should be removed and replaced with a material not conducive to attack such as brick, stone, concrete or treated timber. • The timber off cuts/stored timbers/cardboard in the subfloor should be removed. • Large trees (particularly eucalypt variety) are regular nesting sites for the most common termite species found in our region. Trees on the property have been visually inspected up to a height of 2 metres, where possible and practicable for signs of termite activity. It is however, very difficult and generally impossible to locate a termite nest visually as they are underground and evidence in trees is usually well concealed. Drilling and testing of large trees is recommended to determine if they are harbouring a termite nest. • Garden beds, mulch and foliage against the structure can create conditions that are highly conducive to timber pest attack. Clearing is recommended.

It should be noted that if the risk factor specified in this report is considered to be high it is encouraging awareness that increased vigilance is warranted. Any recommendations regarding reducing conditions that are conducive to timber pests or frequency of inspections must be observed. If termite activity, active or latent, has been identified in this report, we strongly suggest an invasive inspection is carried out. To safeguard against potential timber pest attack, we recommend that a full inspection be undertaken every 6-12 months at a minimum or as specifically recommended above. We strongly encourage the property owner to consider implementing a Timber Pest Preventative Management Plan, which includes periodic Termite Inspections. A proactive approach will help ensure the ongoing protection of the property. Please call our office on 6288 0402 for advice and information or to arrange a customised schedule for this building or contact your regular inspector.



Plan No. (if applicable)	Description	Date of COU Approvals (Certificate of Occupancy)	Comments
54165+/A	brick veneer residence	02/06/1980	
54165/B/C	carport and sunroom	13/04/2018	
	interior alterations – entry/ living/dining/kitchen area wall removals and bathroom/toilet wall removal		<ul style="list-style-type: none"> • approval is not required
	kitchen layout alterations		<ul style="list-style-type: none"> • building or development approval is not required
	covered pergola to entrance and service courtyard area		<ul style="list-style-type: none"> • approval is not required
	water tank		<ul style="list-style-type: none"> • approval is not required
	rear covered pergola		<ul style="list-style-type: none"> • approval is required • structure is over 36m²
	storage and garden sheds		<ul style="list-style-type: none"> • approval is required • within 1.5m of rear boundary • forward of the secondary building line onto crown land • over 0.4m from datum ground level
	brick barbeque		<ul style="list-style-type: none"> • approval is required • within 1.5m from side boundary • over 0.4m from datum ground level
	front and side carport enclosures		<ul style="list-style-type: none"> • approval is required • carports have been enclosed on more than 2 sides
	sunroom opening to living area		<ul style="list-style-type: none"> • approval is required • increase in living area

Survey Reports	Date	Comments
Allan J Mail & Associates	31/01/1980	<ul style="list-style-type: none"> • the surveyor's report indicates that there are no encroachments onto this property nor by this property onto adjoining properties

COMPLIANCE REPORT NOTATION

IMPORTANT NOTE - We obtained a Building File from Access Canberra to complete this Compliance Report. This report relates to Building and Development approvals only. The building file may contain floor plans, elevations, Certificates of Occupancy & Use, index, survey reports, and drainage plans. Our report is based on examining these documents and conducting a visual inspection, focusing on compliance matters from the provided file. Please be aware that if plan details are unclear or compromised, we are not liable for any omissions or errors. Refer to more details about Compliance in our Scope & Limitations. For information regarding current dimensions and approvals you can visit: planning.act.gov.au/topics/design_build/da_assessment/exempt_work

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

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

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

SWIMMING POOLS & SPAS - The ACT Government has introduced reforms to home swimming pool safety, with a focus on swimming pool safety barriers. The reforms commence on 1 May 2024, with a four-year transition period. The scheme imposes requirements for information about the safety standard of a regulated swimming pool to be disclosed on the sale of a property. Owners must provide prescribed information including: exemption certificate, compliance certificate, swimming pool disclosure statement, certificate of occupancy for the pool and safety barriers that is not older than 5 years and 'Pool Owners Guidance Material' which outlines the obligations on owners of premises on which a regulated swimming pool is located. If this information is not provided in this report, you must request a copy. For more information on the reforms visit the ACT Government's Planning website.

EXTENSIONS - Where an extension or addition has been made to a property, it can create a potential gap or discontinuity in the termite barrier system. This gap occurs between the original structure and the new addition. Termite barriers are critical in aiding the prevention of undetected subterranean termites from entering the dwelling, and any interruption in the barrier can compromise its effectiveness. We are unable to report on the existence, condition or continuity of the termite barrier system between the existing dwelling and additions or alterations.



Restricted access caused by stored goods, furnishings, window treatments, floor coverings, security devices, vegetation, duct work, confined spaces, insulation and other impediments will limit the scope of this inspection. Whilst every effort has been made to conduct a comprehensive roof cavity and subfloor inspection there are limitations relative to safe access requirements which include low clearances, the availability of safe walk-ways and work-safe temperatures, which when applicable, will limit the inspection. The roof exterior is inspected when accessible from a 3.6 metre ladder, or from ground level where there are height restrictions. Only structures, fences and/or trees within 30m of the building but within the property boundaries were inspected. No inspection was made, and no report is submitted with respect to 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, wall linings etc. Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. Please note where a complete inspection of any area was not possible, timber pest activity and/or damage may exist in these areas. Prior to making any critical decisions, further inspections are strongly recommended to areas where reasonable access is unavailable, obstructed or restricted or a high risk of possible timber pests and /or damage exists.

12 Montagu Place Evatt	
Area	Restrictions
INTERIOR	access during inspection of the interior of the property was restricted by: <ul style="list-style-type: none"> - furniture and stored goods including in cupboards and under sink units - window treatments and floor coverings - stored goods within the dwelling
SUBFLOOR	there is no subfloor, the dwelling is constructed on a concrete slab
ROOF CAVITY	our inspection of the roof cavity was restricted by: <ul style="list-style-type: none"> - low clearances - insulation covering the ceiling framing - sarking - inspection around the eaves was restricted due to low pitch and clearances
ROOF EXTERIOR	roof exterior: <ul style="list-style-type: none"> - safety harness anchors and edge restraints were not available. Work Health and Safety regulations required a top of ladder inspection
GROUND & EXTERNAL STRUCTURES	access to the inspection of grounds/external structures was restricted by: <ul style="list-style-type: none"> - vegetation restricted visual inspection to some areas - stored goods restricted access to some areas

WARRANTY & USE OF OUR REPORTS

This report is **intended to be read in its entirety**. The report is written solely for the use and benefit of:

The Client named in this report

The Purchaser of the property

No liability or responsibility in contract or tort or statute is accepted to any Other Party who may rely on the report wholly or in part. Any Other Party acting or relying on this report, wholly or in part, does so at their own risk. Additionally, no liability or responsibility will be accepted if the invoice for this report is not paid on or before settlement of the sale contract or within one hundred and eighty (180) days from the date of inspection.

No liability shall be accepted on account of failure of the report to notify any termite activity and/ or damage present at or prior to the date of the report in any areas of the subject property physically inaccessible, or to which access for inspection is denied by or to the Inspector including but not limited to any areas so specified by the Report. Furthermore, we do not assume liability for any omissions, errors, or inaccuracies in documents provided by external agencies, the client, or their representative. The report is only an opinion of Residential Reports and is valid for one hundred and eighty (180) days from the date of inspection as per the Civil Law (Sale of Residential Property) Act. No liability will be accepted or claims considered after the expiration of this period of liability.



Before the property exchange, you will have the opportunity to attend a pre-settlement inspection to conduct your due diligence. Carefully consider the building's age and its impact on elements like windows, doors, and cupboards. Our inspectors do not assess ongoing maintenance, and as such you or your representative should personally appraise relevant building elements. If it is claimed that there is an omission relating to this report, Residential Reports must be notified in writing before any action is taken. No liability shall be accepted where any costs (including for remedial action or professional advice) are incurred by the claimant prior to Residential Reports receiving written notification along with evidence of the defect or omission, being given a reasonable opportunity to re-inspect the property, obtain professional advice and propose a resolution or arrange for rectification work to be undertaken. Unless costs are specified and agreed to in writing, no liability will be accepted. No liability shall be accepted for any costs incurred in excess of the reasonable costs required to rectify the defect or omission claimed. ***This report supersedes any other report, verbal or written, given to you by this company in respect of this property. If you have questions or do not understand any part of this document and require clarification, please contact us prior to acting on this report. Copyright remains with Residential Reports, the report content, style and presentation is not to be copied or reproduced without written authority of the Company.***

SCOPE & LIMITATIONS OF OUR INSPECTION

This report has been prepared as a result of a largely **VISUAL INSPECTION ONLY** with limited operational testing conducted as required by Australian Standard AS 4349.0-2007 Inspection of Buildings (General requirements), AS 4349.1-2007 Inspection of Buildings (Pre-purchase inspections - Residential Buildings) and AS 4349.3 - 2010 Inspection of Buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (see Safety and Reasonable Access) and visible to the inspector at the time of inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit. You must read the entire report and Scope & Limitations sections before reaching any conclusions regarding our opinion of the property's condition. Any person relying on this report acknowledges the following clauses, which define the Scope and Limitations of the inspection and form an integral part of the report.

LIMITATION OF LIABILITY

This report is valid on the date of inspection. Responsibility is not accepted for any matter that is not evident, or, for any deterioration of the property that occurs after the date of the inspection. The inspection is a visual assessment only.

The operation/working condition of limited features may have been commented on during the course of our inspection. Operational testing is limited, where testing occurs and a defect is identified, this defect may be noted in the Report if it is a major defect and may be investigated further to provide more detail. However, this does not impose on the inspector any further obligation to test each same item, nor does it impose an obligation to make note if in the inspector's reasonable view, the defect is not a major defect. There is no guarantee

that items referenced will operate as intended at a later date. Prior to purchase, the purchaser must conduct their own due diligence most particularly where defects have been documented in this report so that they are able to quantify the extent and cost of required remedial action. The Purchaser acknowledges that they should not solely rely on this Report as to the exact condition of the property and that they should obtain independent advice from a qualified technician relative to required remedial actions.

Concealed areas are not reported on. Concealed defects may include, but are not limited to:

- Breakage, blockage or interference with concealed pipes, concealed window and door mechanisms
- Defective service installations
- Any part of the structure which is underground or concealed e.g. footings, wall and ceiling framing, concealed floor structures
- Areas concealed by furnishings, fixtures and fittings or stored goods, low clearances or where safe access is not possible.

Responsibility is not accepted for defects which are latent or otherwise not reasonably detected in a visual inspection without interference with, removal or breaking apart of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building. The inspector notes that some defects may be concealed, obstructed and/or inaccessible at the time of the inspection. The reader should be aware that various features of the property such as large and heavy furniture, as well as electrical goods including washing machines and fridges may obstruct the view of the inspector and/or make possible defects inaccessible such that their visibility to the inspector is limited and they may not be identified. The Purchaser acknowledges that Residential Reports will not accept any liability for concealed, obstructed and/or inaccessible defects that the inspector does not identify.



EXCLUSION OF ITEMS FROM INSPECTION

AS 4349.1 – 2007 excludes reporting of the following items: Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air-conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings, except external protective coatings, health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie-downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators, soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings/sidings, landscaping, rubbish, floor covers, furniture and accessories, stored items, insulation, environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions), energy efficiency, lighting efficiency.

WHAT THE INSPECTOR EXAMINES TO PREPARE A PROPERTY REPORT...

...AND IMPORTANT NOTES ABOUT THESE AREAS

The following outlines aspects of the property that can be examined through visual inspection, derived from the Australian Standard AS4349.1–2007. Comments are generally provided only if significant issues are found. The inspector didn't move or remove any coverings or furnishings, which could hide defects. Damage to concealed structures or pest activity may not be visible due to foliage or other obstructions. This report is a guide for potential buyers and should complement your own inspection and due diligence. Some aspects are subjective, so consider factors like presentation, past maintenance, and construction age when forming opinions.

DOORS & DOOR FRAMES - Defective hardware – significant, rotting/corroded frames, loose/badly fitting doors, damage.

EXTERNAL ROOF COVERING, FASCIAS, GUTTERS & DOWNPIPES - Tiles/slates, sheet roofing, flashing, skylights, vents, downpipes, valleys, guttering, eaves, fascia boards, barge ends. Roof waterproof integrity and roof drainage is not tested during our inspection therefore it is not possible to determine the effectiveness of the roof cover and drainage system under all conditions. It is important to note that a visual inspection of the roof covering may not identify roof leakages. Roof design can have a significant impact on roof drainage. Low pitched construction can, in adverse weather conditions lead to flooding of the roof cover. Effective roof drainage is absolutely critical for a flat framed or low pitch roof. Flooding of the roof cover can result in water ingress within the building envelope. Roof drainage and the stormwater systems are not tested at the inspection. Inadequate, blocked or non-existent stormwater drains are often accountable for problems relating to roof drainage. Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.

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

FENCES & GATES - Palings/panels, rails, posts, sagging, timber decay (rot).

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

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

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

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

PATHS, PAVING & DRIVEWAY - Cracking, movement, uplifting, sinking, alignment, roof penetration.

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

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

SUB FLOOR - Dampness, debris, drainage, ventilation, cracked or leaking pipes; **TIMBER CONSTRUCTION**: bearers & joists, framing, piers/stumps; **SUSPENDED CONCRETE FLOOR CONSTRUCTION**: concrete condition, cracking. If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.

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

HINTS FOR AVOIDING PROBLEMS AND COSTLY REPAIRS:

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

TIMBER PESTS - Our visual inspection is undertaken to identify the following timber pests: Subterranean termites, Borers, Timber decay (rot) fungi. Where applicable and where there is reasonable access, the following areas are examined: interior and exterior of structures, roof cavity, subfloor, garage or carport, garden and storage sheds/outbuildings, retaining walls and garden borders, pergolas and decks, structures, fences and trees within 30m of the building within the boundaries of the property. Water leaks: especially in the subfloor or against external walls e.g. leaking taps, roofs or down pipes, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed timber pest attack. 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 immediately carried out. Where the evidence of termite workings (including dormant mud leads) was found in the grounds or the building(s) then the risk of a further attack is very high. If live termites or any evidence of termite workings or damage was reported within the building(s) or in the grounds and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. In situations where visual evidence of termite activity or damage is reported, but no live termites were observed during the inspection, it's important to recognise that termites might still be active in the immediate vicinity, potentially causing further damage. Determining whether the infestation is active or inactive requires multiple inspections over time, as various factors, such as prior disturbances, climatic conditions, or the termites finding an alternative food source, can influence their presence during a single inspection. To safeguard against potential termite-related issues, we recommend continued, regular inspections. **An invasive inspection is also an option for a more comprehensive assessment. We strongly encourage the property owner to consider implementing a Timber Pest Preventative Management Plan, which includes periodic Termite Inspections. This proactive approach will help ensure the ongoing protection of the property against potential termite threats. Please call our office on 6288 0402 for information and to arrange a customised schedule for this building or contact your regular inspector.**

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

WATERPROOFING - A VISUAL INSPECTION OF THE AREA CANNOT PROVIDE CONCLUSIVE EVIDENCE THAT THE AREA IS WATERPROOF. Compliance with Australian Standard AS 370-2004 Waterproofing of Wet Areas is critical to meeting waterproofing requirements. Should conclusive evidence be required regarding the integrity of waterproofing of wet areas, in particular shower areas, we recommend that a qualified technician be engaged to complete a comprehensive test to include:

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

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

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



SAFETY & REASONABLE ACCESS

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

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

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

ROOF COVER INSPECTION

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

CEILING CAVITY INSPECTION

Work Health and Safety requirements determine that an inspector entering a ceiling cavity or similar space must have direct access to properly constructed walkways (sometimes referred to as catwalks) to eliminate the possibility of falling through the ceiling lining to the floor below, a fall that could result in serious injury. Generally, walkways are limited in a ceiling cavity so invariably sections of the roof structure will be inspected from a distance with the inherent limitations associated with limited access and often an impaired line-of-sight. Safety requirements prevent the inspector from traversing a ceiling cavity where safety elements are not available. This report is not a guarantee that defects and/or damage do not exist in inaccessible areas.

WORK HEALTH & SAFETY ACT 2011

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Work Health and Safety Act 2011. The owners of workplaces must ensure that:

- Premises are safe and without risk
- Plant and substances are used without risk
- Workers are trained in WHS, are aware of their obligations and do, in fact, act in a safe manner

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

SAFE WORKING TEMPERATURES FOR THE INSPECTOR

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

PROPERTY REPORT

This report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects; the presence or absence of timber pests; gas fittings; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns, fire protection; site drainage (apart from surface water drainage). The operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector. Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram, or any other document prepared by any statutory authority or other party. Stock images in the report are for presentation purposes only and are not images of the subject property.

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

CONCEALED SURFACES - The inspection did not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, equipment, appliances, or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit. In an occupied property, furnishings or household items may be concealing defects. Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured or concealed by these or other items.

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

FIRE PROTECTION EQUIPMENT & ORDINANCE REQUIREMENTS - These are not covered by this report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

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

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

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

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

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

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

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

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

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

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

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

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

COMPLIANCE REPORT

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

SWIMMING POOLS & SPAS - The ACT Government has introduced reforms to home swimming pool safety, with a focus on swimming pool safety barriers. The reforms commence on 1 May 2024, with a four-year transition period. The scheme imposes requirements for information about the safety standard of a regulated swimming pool to be disclosed on the sale of a property. Owners must provide prescribed information including: exemption certificate, compliance certificate, swimming pool disclosure statement, certificate of occupancy for the pool and safety barriers that is not older than 5 years and 'Pool Owners Guidance Material' which outlines the obligations on owners of premises on which a regulated swimming pool is located. If this information is not provided in this report, you must request a copy. For more information on the reforms visit the ACT Government's Planning website.

TIMBER PEST REPORT

This report is the result of a VISUAL INSPECTION ONLY. Inspection of the property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. In all instances throughout this report the inspector is referring to accessible areas only. Areas that were not accessible at the time of inspection or were concealed from view are not covered by this report. The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. This Report is not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property. This inspection DID NOT include breaking, removing or moving objects, floor and wall coverings, roof insulation, foliage, furniture, appliances stored goods and personal possessions - these all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing. This Report is confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and timber pests (wood decay fungi), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites and European House Borer (*Hyloterpes bujulus* Linnaeus) are excluded from the inspection due to the extreme difficulty in locating the small colonies. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

TERMITE RECOMMENDATIONS - Where evidence of termite activity or workings was found in any structure then the risk to buildings is very high and the risk of further attack is also high. A treatment to eradicate the termites and to protect the building(s) should be carried out. If live termites or any evidence of termite workings or damage was reported 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 engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not.



Where visual evidence of termite workings and/or damage is reported 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 the standard to be carried out immediately to reduce the risk of further attack.

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

If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was most likely 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.

BORER RECOMMENDATIONS - 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. If borers are identified 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. 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 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. The *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required. *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain, and the treatment may need to be carried out each year for up to three years.

HIGH MOISTURE READINGS, DRAINAGE & VENTILATION - High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

If drainage is considered inadequate, a plumber or other building expert should be consulted, and remedial measures should be taken. Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. Consideration should be given to installing high air flow vents and/or improve the cross flow of air within the subfloor to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

INFILL AND CONCRETE SLABS - 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. A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. 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 conceal their entry into the property. Termites 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. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and is not exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person such as a Builder, Certifier or Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections

in accordance with AS 3660.2. Where the slab edge is not fully exposed, or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2. Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

TIMBER (FUNGAL) DECAY - We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement.

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

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

IMPORTANT INFORMATION

This Report reflects the condition of the property existing at the time of the inspection date and may not reflect the current state. Timber Pests, particularly termites, may have gained entry to the property since the inspection date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the property. Termites are difficult to detect and much of the damage caused may not be readily visible, if damage exists, it may be costly to repair. If the Report indicated the presence of termites, termite damage, previous activity or treatments, or recommends a treatment, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports. It is strongly recommended that you arrange for an inspection in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and this company will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in this report and may use such failure in defence of any claim that you may later make against any of them.

Where a property is furnished at the time of inspection, you will appreciate that the furnishings, floor coverings and stored goods may be concealing any evidence of Timber Pest Activity which may only be revealed when the items are moved. Where fences are obscured by foliage, overgrowth or structures, evidence of timber pest activity or damage may be concealed. Poor subfloor drainage increases the likelihood of termite attack. If the risk factor stated in this report is high, this is the opinion of the inspector and should encourage awareness that increased vigilance is warranted and that recommendations for the reduction of unfavourable conditions that increase the chances of termite activity must be strictly observed. It is strongly recommended that a comprehensive timber pest inspection by a qualified timber pest inspector is undertaken every 6-12 months (or more frequently if specified in the report). Regular inspections DO NOT prevent timber pest attack. Regular inspections increase the chance of the early detection of timber pest activity thereby limiting the structural damage that may occur. The overall degree of risk of Timber Pest Infestation cited in this report is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are not limited to, location and proximity to bushland and trees and/or other timber structures, evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

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 and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

RESOURCE LIBRARY

Where reference is made to the Residential Reports Resource library, [you may access this content by clicking here.](#)

QUICK FACTS

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

One is for established homes
(1st Generation Software)

One is for new homes
(2nd Generation Software)

Residential Reports (and all other companies preparing reports for the sale of a property on an existing Canberra home that has been previously occupied) are required to use 1st Generation Software.

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

WHAT IS RATED?

The rating is dependent on:

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

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

- Increasingly, in a number of circumstances particularly where new homes have been rated using 2nd generation software and are now being offered for sale where the rating must be conducted using 1st generation software, there can be a significant variation between the two ratings:

1st generation software rates to 6 stars

2nd generation software may rate up to 10 stars

- ACT Legislation currently PROHIBITS Inspectors from assuming insulation values which may have been the case previously. Documented proof or visual sighting is now required to verify the existence and rating of insulation.

Your Energy Rating is calculated using software approved by the ACT Government.

Certificate of Currency

Policy Number BP20200022

Item 1 The Insured: Residential Reports Pty Ltd

Item 2 Address: 35 Poynton Street, HUGHES ACT 2605

Item 3 Professional Services covered by this policy:
Pre-Purchase Building Inspections (AS4349.1)
Special Purpose Building Inspections
Dilapidation Inspections
Energy Rating Reports
Urban Pest Management
Termite Management including inspections - existing buildings and structures (AS3660.2)
Timber Pest Inspections (AS4349.3)

Item 4 Description of the Policy: Professional Indemnity & Broadform Liability (CGU PIB 03-17)

Item 5 Period of Insurance: From 20/07/2024 To 4.00 pm on 20/07/2025

Item 6 Particulars of Risk:
Civil Liability Professional Indemnity

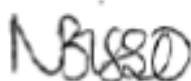
6.1 The Policy Limit is \$5,000,000 which includes all policy sections
6.2 The Policy Excess is \$20,000
6.3 The Retroactive Date is 20/07/2020

Public Liability

6.4 Sum Insured \$20,000,000
6.5 Excess \$2,500

Date and Place of Issue 18/07/2024 Melbourne, Victoria

Signed for and on behalf of Insurance Australia Limited ABN 11 000 016 722

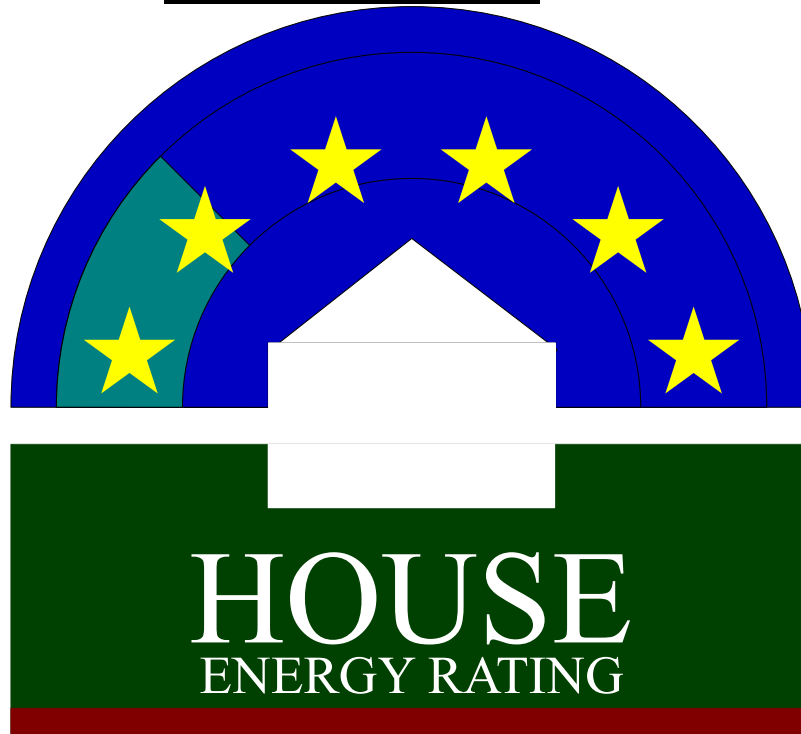


Najibi Bisso, Manager

This Certificate of Currency indicates policy cover effective as at the date of issue only

Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ☆
in Climate: 24

1.5 STARS

SCORE: -55 POINTS

Name: Qi Qiang Wu & Jia Jiang Wu

Ref No: 41411

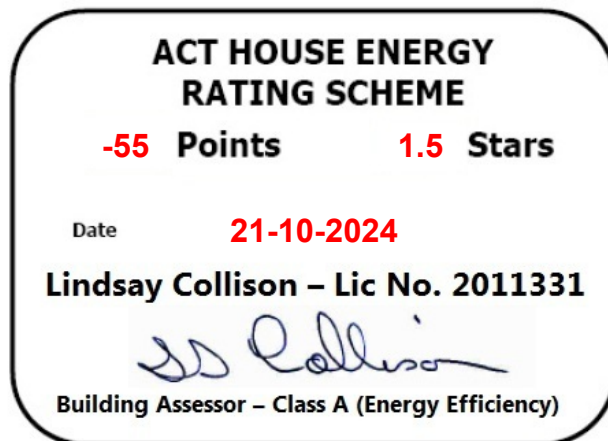
House Title: Block 16, Section 85

Date: 21-10-2024

Address: 12 Montagu Place
Evatt

2617

Reference: C:\REPORTS\...\MONTAGU PLACE EVATT 12 EER



IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-55	<div></div>										
Potential	32	<div></div>										

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

Design options	Additional points	
Change added wall insulation	R 2.5	60
Change added floor insulation	R 2.5	12
Change glass to Double Glazing	100 %	6
Change curtain to	Heavy Drapes & Pelmet	9

DESIGN OPTIONS

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

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

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 16, Section 85, 12 Montagu Place, Evatt

Assessor's Name: Lindsay Collison

				Points		
Feature				Winter	Summer	Total
CEILING				5	1	6
Surface Area: 0		Insulation: 6				
WALL				-59	-1	-60
Surface Area: -38		Insulation: -22		Mass: 0		
FLOOR				-3	0	-3
Surface Area: 0		Insulation: -4		Mass: 0		
AIR LEAKAGE (Percentage of score shown for each element)				1	0	1
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 21 %				
Exhaust Fans 41 %		Doors 29 %				
Down Lights 0 %		Gaps (around frames) 8 %				
DESIGN FEATURES				0	1	1
Cross Ventilation 1						
ROOF GLAZING				0	0	0
Winter Gain 0		Winter Loss 0				
WINDOWS				-15	-9	-24
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
ESE	2	3%	-6	2	-1	-5
WNW	9	13%	-23	12	-8	-19
Total	11	16%	-29	14	-9	-24
* 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 -2 points				Winter	Summer	Total
RATING	★ ☆		SCORE		-71	-8
						-55*

* includes 25 points from Area Adjustment

Detailed House Data

House Details

ClientName	Qi Qiang Wu & Jia Jiang Wu
HouseTitle	Block 16, Section 85
StreetAddress	12 Montagu Place
Suburb	Evatt
Postcode	2617
AssessorName	Lindsay Collison
FileCreated	21-10-2024
Comments	

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Timber	Enclosed	No	No	No	Carp	R0.0	25.8m²
2	Timber	Enclosed	No	No	No	Float Timb	R0.0	50.5m²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Veneer	No	R0.0	36.7m	2.4m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Standard	No	No	R4.0	76.3m²

Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	WNW	2.1m	2.7m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.2m
2	WNW	2.1m	0.4m	No	SGT	TIMB	NC	No	2.2m	0.6m	0.2m
3	WNW	1.2m	0.6m	Yes	SGT	ALSTD	NC	No	3.0m	0.6m	0.2m
4	WNW	1.2m	1.2m	Yes	SGT	ALSTD	NC	No	3.0m	0.6m	0.2m
5	ESE	2.1m	0.9m	No	SG	ALSTD	HD	No	3.0m	0.6m	0.2m

Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
1	WNW	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	10.0m	4.0m	10.0m	4.0m
2	WNW	2.1m	0.4m	0.0m	0.0m	0.0m	0.0m	10.0m	2.0m	10.0m	7.8m
3	WNW	1.2m	0.6m	2.5m	3.0m	3.0m	-1.0m	3.0m	2.0m	0.0m	0.0m
4	WNW	1.2m	1.2m	2.5m	3.0m	3.0m	0.0m	3.0m	0.4m	0.0m	0.0m
5	ESE	2.1m	0.9m	0.0m	0.0m	0.0m	0.0m	1.0m	0.1m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good
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Air Leakage Details

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

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	1
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0

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

Rater Comments

House Details

ClientName	Qi Qiang Wu & Jia Jiang Wu
HouseTitle	Block 16, Section 85
StreetAddress	12 Montagu Place
Suburb	Evatt
Postcode	2617
AssessorName	Lindsay Collison
FileCreated	21-10-2024

Rater Comments

MEASUREMENTS USED IN THIS ASSESSMENT

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

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

DESIGN OPTIONS

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

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

DOOR SEALS AND WEATHER STRIPS

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

WINDOW GLAZING RATIOS

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

CONVEYANCING BUILDING FILE INDEX

SUBURB: EVATT SECTION: 85 BLOCK: 4 UNIT: EX GOV: NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	INSPECTION DATE
Y	54165	1	B/V RESIDENCE					\$-		
Y	54165/A	3		Y						
		5					54165			
		8	SURVEY							
		17	SURVEY							
		18	SURVEY							
		25	FINAL							30/05/80
		26							54165+/A 22/07/04	
Y	54165/B	28	CARPORT & SUNROOM					\$-		
Y	54165/C	31		Y				\$-		
		35					54165/B/C			
		-	FINAL							12/04/18
		-							54165/B/C 13/04/18	

Drainage Plan Number: 34447

Comments:



Building Conveyancing Enquiry RESIDENTIAL

Please note that the information provided is limited to the material contained on the building file at the time of completing the conveyancing enquiry.

Note: Our aim is to provide a **4 to 5 full working day** turnaround period for the standard services. Fast track services will only be accepted when Access Canberra has the resources available to deliver the service. The turnaround time commences from the receipt of the form at the Building Services Shopfront and does not include delivery time by mail or DX, weekends and public holidays.

Mail to Access Canberra Building Services Shopfront – GPO Box 1908 Canberra ACT 2601 or email to buildingconveyance@act.gov.au or in person to: 8 Darling Street Mitchell 2911. If you have difficulties completing this form please telephone (02) 6207 1923

Part 1: Site Details

Block: 16 Section: 85 *Unit (if applicable): _____
Suburb: Evatt
Street Number: 12 Postcode: 2617
Street Address: 12 Montagu Place

***Additional
Information/Location
Description (required If a Unit)**

Part 2: Applicant to complete

Name of Applicant: Residential Reports
Postal Address: 35 Poynton Street Hughes ACT 2605
Phone (Business Hours): 6288 0402
Professional User ID (If applicable): 1353267
Lessee: Qi Qiang Wu & Jia Jiang Wu
Email Address: info@residentialreports.com.au

Office Use Only

Trim:
Fees:
Officer:
Date Completed:

Part 3: Description of Service

- ☒ **Standard 108.65** ☐ **Fast track \$348.10* (GST incl.)**
☒ **Sanitary Drainage Plan (\$26.85 additional)**

Additional Documentation (*fees will apply*)

Additional Information Requests:

Part 4: Delivery Methods

☒ Emailed (Applicant) or ☐ Other: _____

☐ Collect at Mitchell Counter (Phone when ready)

ACCESS AUTHORISATION

I declare that the particulars of this application for search and/or copies of plans/documents are true and correct in every detail and I am the person indicated by a tick in the relevant box below.

- | | |
|---|--|
| <input type="checkbox"/> I am the owner | <input type="checkbox"/> I have authorisation (attached) from the Trustee of the Deceased Estate |
| <input checked="" type="checkbox"/> I have authorisation (attached) from the owner) | <input type="checkbox"/> I am the solicitor acting on behalf of the owner |
| <input type="checkbox"/> I have authorisation for Power of Attorney (attached from the owner) | <input type="checkbox"/> I have authorisation (attached) from a solicitor representing the owner |
| <input type="checkbox"/> I act for a Mortgagee in possession (attached authority letter, including deed of appointment) | |

Applicant's Signature SS Collins Date 27 August 2024

Address of property to be inspected

12 Montagu Place Evatt 2617

Permission to Proceed

- Completing this form verifies my irrevocable commitment to the terms below. Where there is more than one vendor noted, I agree to take personal responsibility, on behalf of all parties. (A copy of these terms will be emailed to you and your solicitor). I give permission for Residential Reports to order building files and inspect my property.

Solicitor Confirmation

- I understand Residential Reports must be provided with solicitor details. (Your solicitor will receive a confirmation request that our invoice is to be noted as a disbursement on settlement). This will be paid for by your purchaser. Following acknowledgement from your solicitor, reports will be released.

Personal Guarantee

- I guarantee that the invoice (of \$1550+gst) will be paid in full: on settlement, within 180 days of the date of inspection or within 14 days of being withdrawn from market, whichever comes first. Failure to adhere to these terms will result in associated legal and collection fees being applied which cannot be claimed from my purchaser.

If Property is Withdrawn from Sale

- I commit to notifying Residential Reports immediately if this property is not marketed within 3 months of inspection or is taken off the market. It is understood that the invoice must be paid by me within 14 days from the date the property is withdrawn.

FULL NAME/S of all parties to be noted on our reports for your contract of sale and Today's Date (this is your digital signature)

Qi Qiang Wu & Jia Jiang Wu 27 August 2024

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

• Certificate/s of Occupancy and Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Survey Certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Unit Plan/Unit Entitlements (if property is unit titled)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Approved Building Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ex- government Building Plans*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Certificate of Completion of Asbestos Removal work**	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If requested:

• Drainage Plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. Not all eDevelopment plans will be stamped with the plan number.

***Ex Government plans:** Plans are typical and not specific to each residence. There may be slight changes to the layout or window locations that were not required to be approved.

Search officer comments (if any?) SEE INDEX

Search officer initials: KL

Cost of application: \$ 140.24

Date completed:

30/08/2024

ALLAN J. MAIL & ASSOCIATES
CONSULTING SURVEYORS

5 MONKMAN STREET, CHAPMAN
ELEPHONE 88 8087

Address all correspondence to:
P.O. Box 54, Jamison Centre, A.C.T. 2614

Mr. Ivan Bulum,
105 Baracchi Crescent,
GIRALANG. 2617.

31/1/80.

Dear Sir,

Land in the Division of Evatt District of Belconnen containing an area of 680m², being Block 16 Section 85 as shown on Deposited Plan No. 4749 and being the land shown edged red on the sketch.

I have surveyed the boundaries of the land described above, together with improvements and find that -

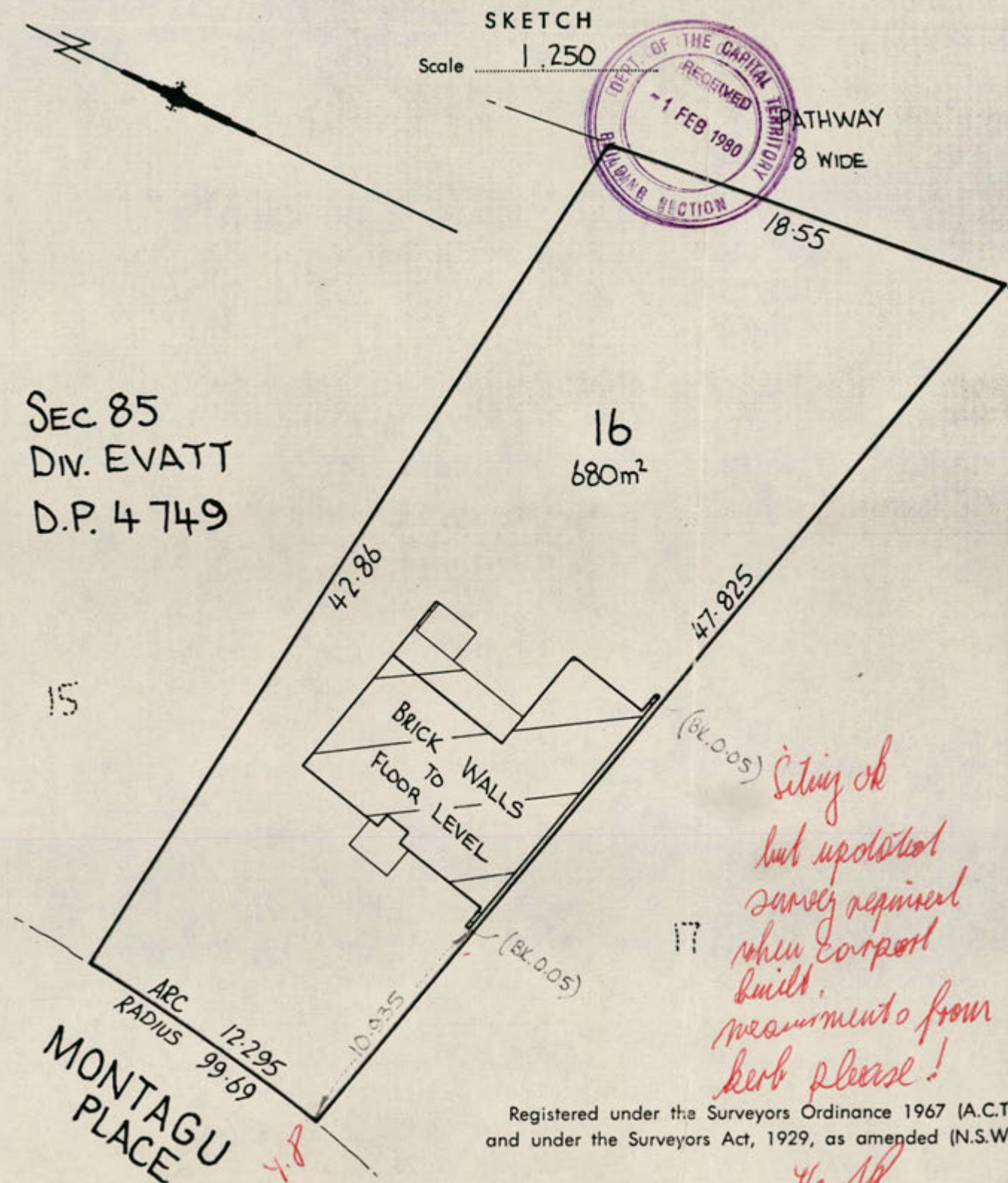
Brick walls of a proposed dwelling have been erected to floor level, wholly within the boundaries of the land.

The dimensions of the land and the location of the proposed dwelling which is shown hatched, are shown on the sketch.

Distances from the walls of the dwelling to adjacent boundaries are shown in red in metres.

Yours faithfully,

Peter William Mayberry
for Allan J. Mail & Associates.





ALLAN J. MAIL & ASSOCIATES

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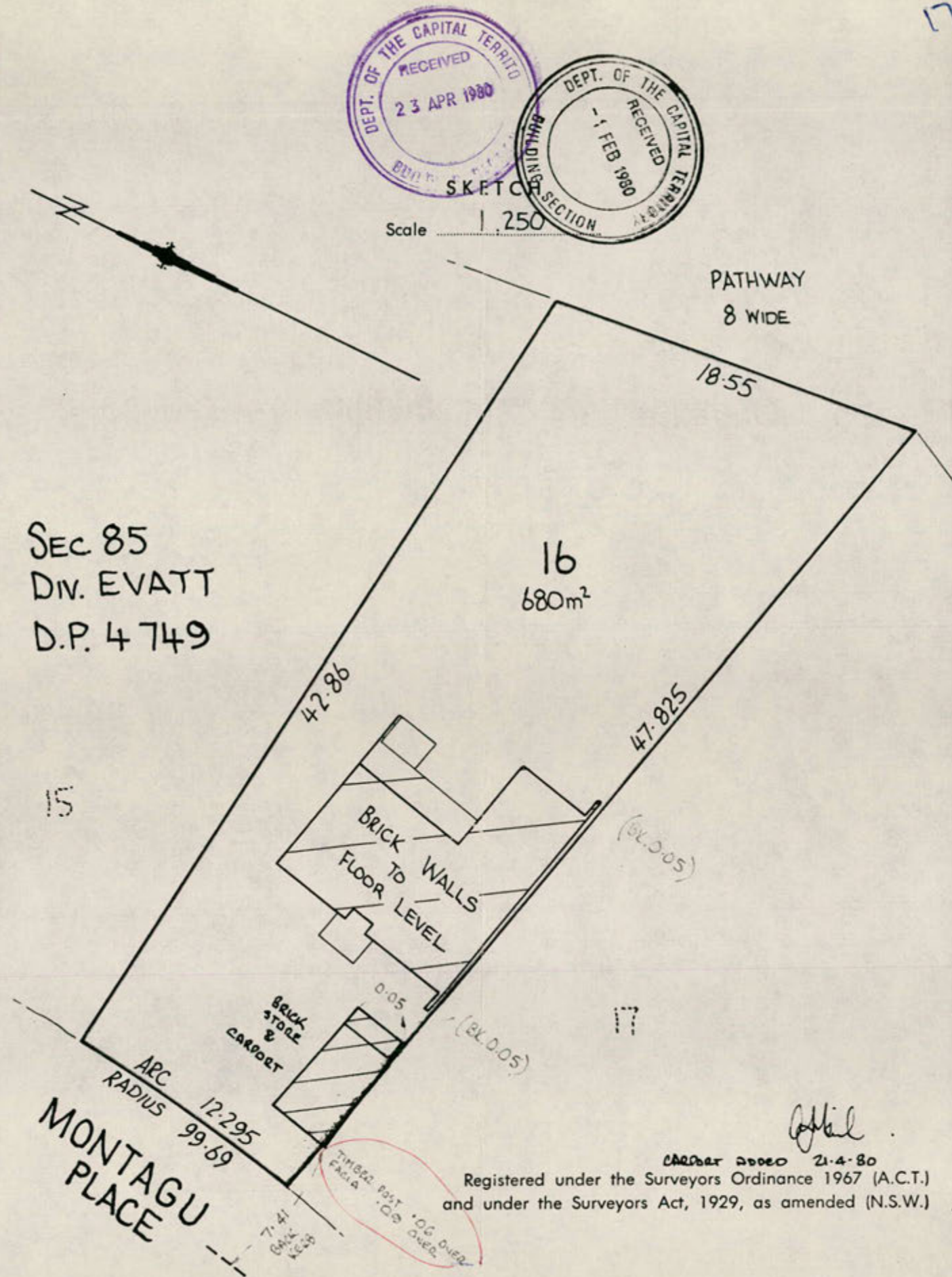
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Peter William Mayberry
for Allan J. Mail & Associates.

CARPORT ADDED 21.4.80

Phil





ALLAN J. MAIL & ASSOCIATES

CONSULTING SURVEYORS

35 MONKMAN STREET, CHAPMAN
TELEPHONE 88 8087

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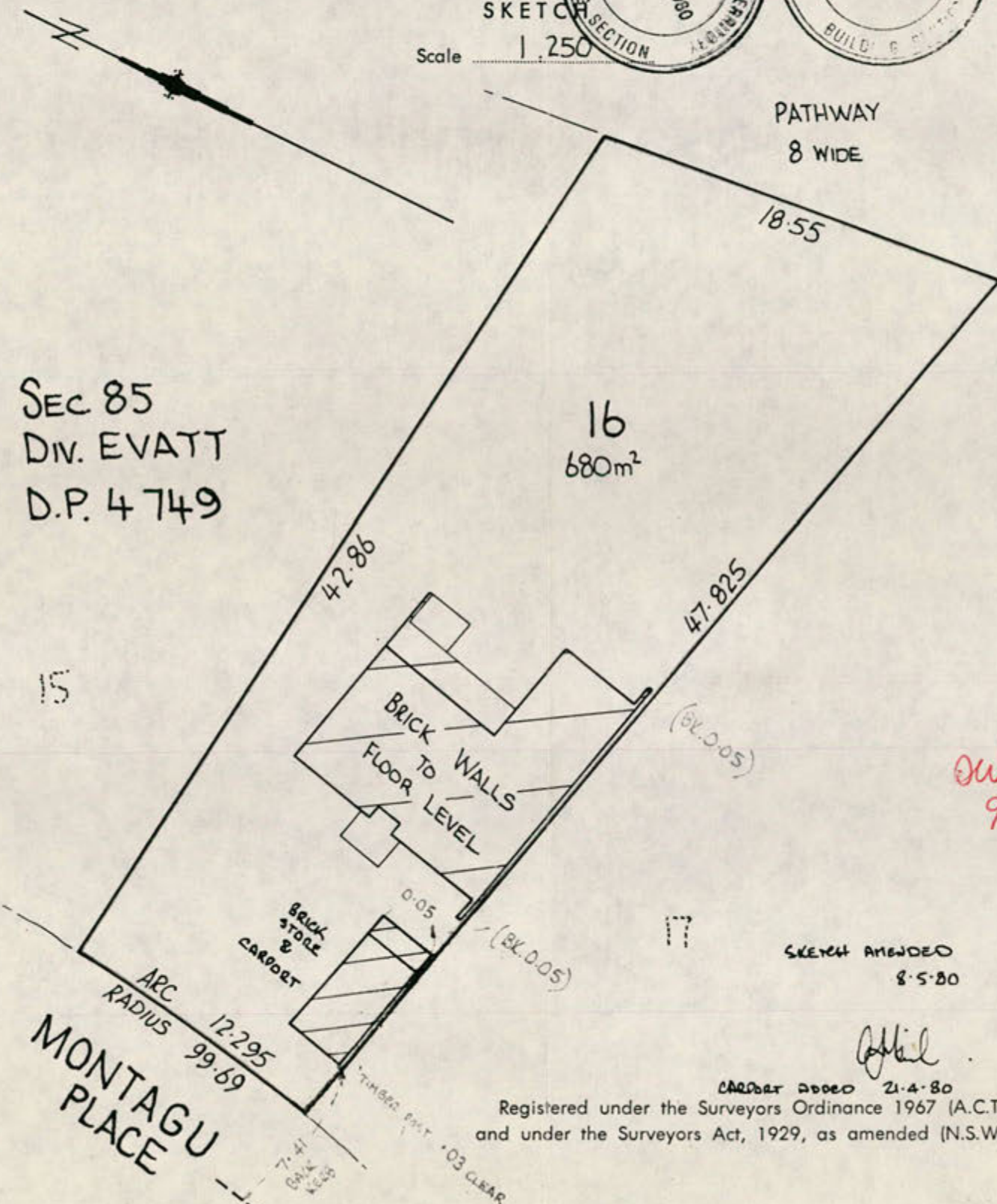
Yours faithfully,

Peter William Mayberry
for Allan J. Mail & Associates.

CARPET ADDED 21.4.80
Phil

SEC 85
DIV. EVATT
D.P. 4749

MONTAGU
PLACE



Registered under the Surveyors Ordinance 1967 (A.C.T.)
and under the Surveyors Act, 1929, as amended (N.S.W.)



CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of -

BRICK VILLAGE RESIDENCES

situated at -

Block 16	Section 85	Division EQUATT
or situated at		

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

Approved plan nos 54165 + 54165/A		
Type of construction* 5	Class of occupancy* 1	(*As defined in the Building Manual A.C.T.)
Permit no. 22704	Name of permit holder I. BULUM	

ENDORSEMENTS:

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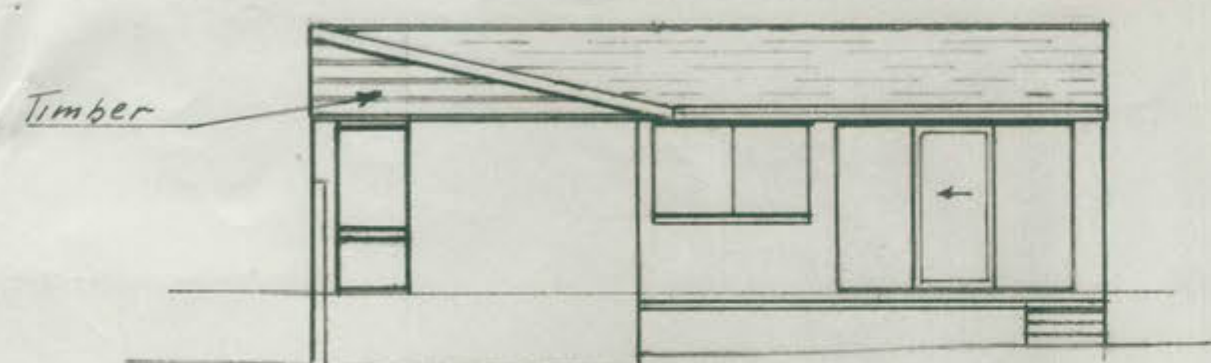
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

Nº 005300

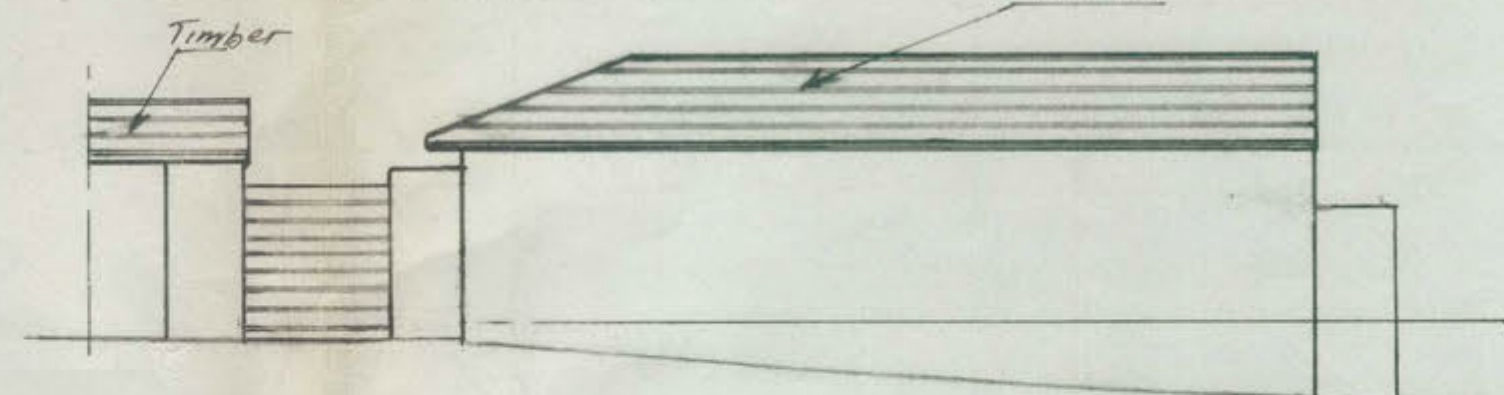
Deputy Building Controller

SEE OVERLEAF

REAR ELEVATION

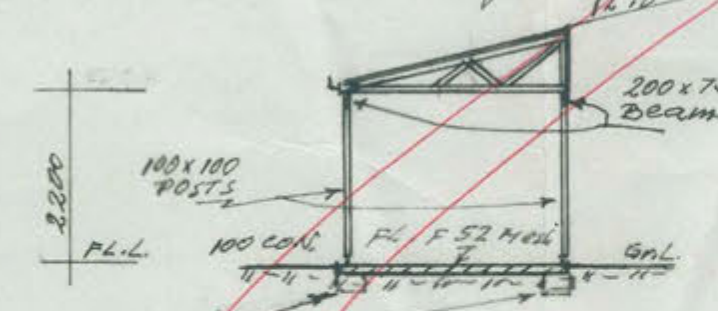


ELEVATION -2-



SECTION "B-B"

Pitch 12 1/2°
Cement tiled truss roof

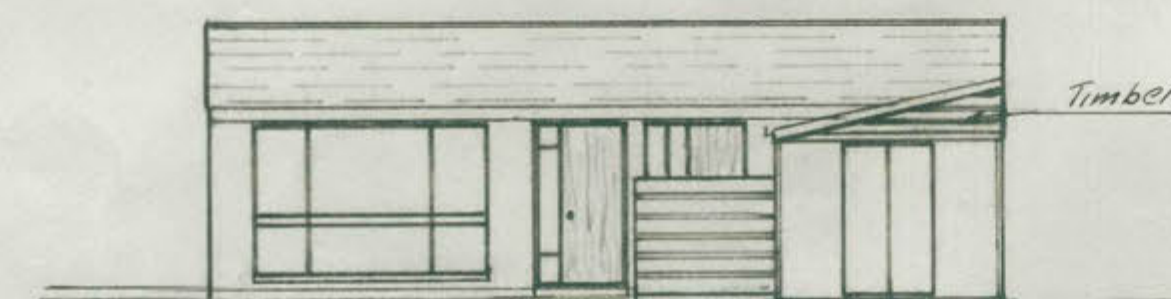


Provide 380 x 380 x 200 Base under the Posts

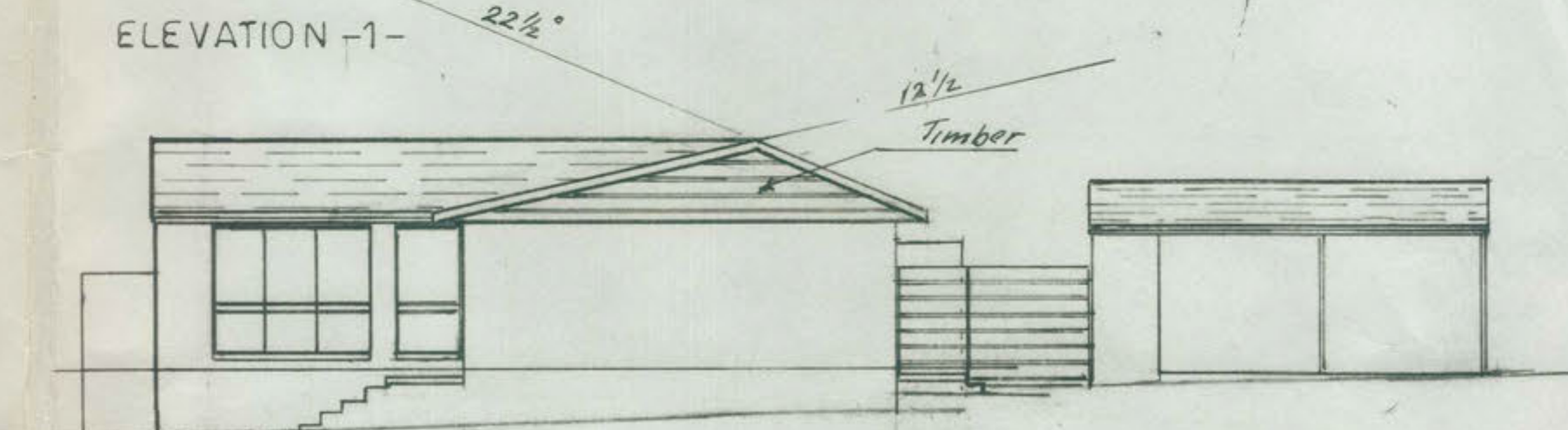
Schedule of external finishes

Walls (External)	Brick colour as selected, Flash joints of natural mortar
Fascia & Doors External	Timber stained medium brown
Windows	Aluminium
Roof	Dark brown similar to Roman Patern ridge, Tiles to match
Timber cladding	stained medium brown
Timber fence	stained medium brown

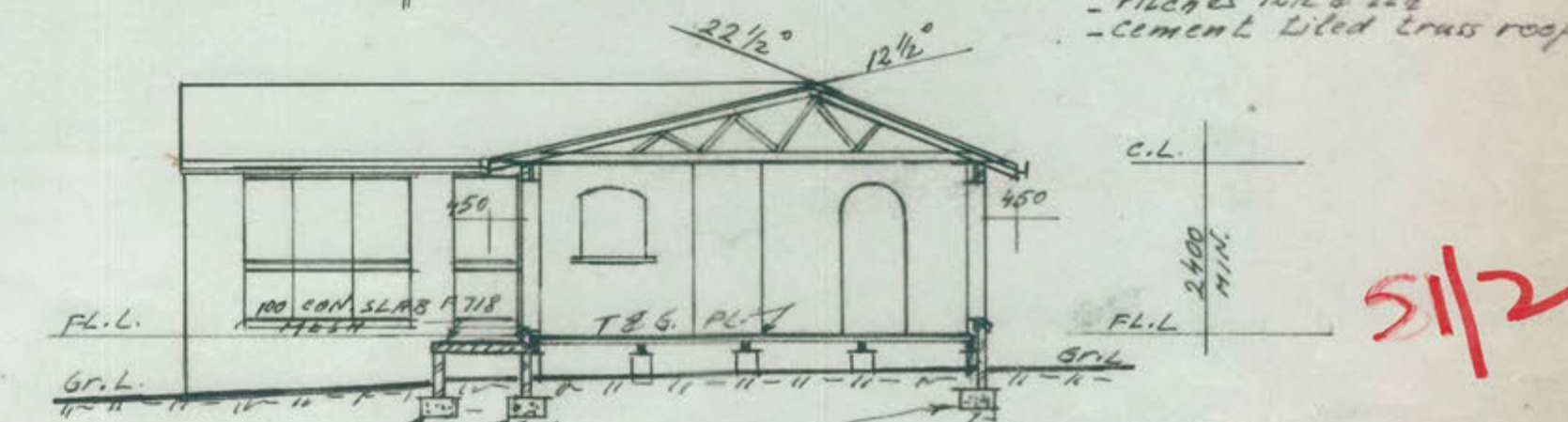
FRONT ELEVATION



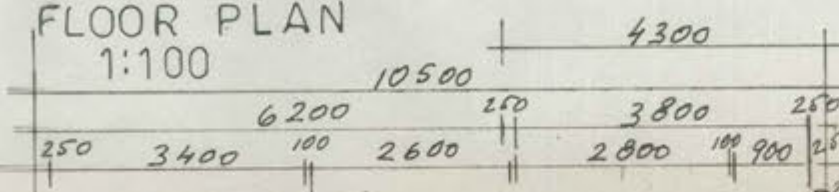
ELEVATION -1-



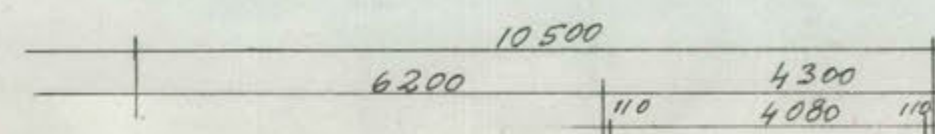
SECTION "A-A" 1:100



FLOOR PLAN 1:100



FOUNDATION



LINTEL SIZES AS PER TRUSS MANUFACTURERS CHART

30 x 250 CON. FOOTINGS WITH ONE LAYER OF N° 8 T. MESH.
230 x 230 BRICK PIERS ON 380 x 380 x 200 CONCRETE

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

CONSTRUCTION MUST COMPLY WITH A.S. 1684-1979 'LIGHT TIMBER FRAMING CODE' AND RELEVANT SUPPLEMENTS

General notes - wall framing FT

Top & bottom H.W. plates 100 x 50 - Bottom blocked to bearers
4/8 bearing walls
Windows & doors studs 100 x 50
External studs 100 x 38 at 450%
Internal studs 100 x 38 at 500%
Bracing 50 x 20 to each wall frame, Alternatively 22 x 22 x 1.2 mm Galv. steel angle.

Internal walls linings 10mm Gyprock - plasterboard, wet areas willa board, painted at selected, wet areas wall tiled 1200 mm high, Ldry & w.c. skirting only, wet areas floor tiled into 1/2 c lining.

Roof tiles - Cement tiled - Colour as selected

Roof gutter to be connected to storm water via down pipes as per Dep. Regulation

Floor Joists 100 x 38 at 450%
Bearers 100 x 75 at 1500% max.

Ceiling 10 mm plasterboard or Gyprock.

NOTE: Terrain category N° 3

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE

CHIEF ELECTRICAL ENGINEER

STRUCTURAL ENGINEER

SENIOR TECHNICAL OFFICER

DEPUTY BUILDING CONTROLLER

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

EXCEPT WHERE SUBJECT TO AND SUPERSEDED BY THE BUILDING MANUAL

N. C. D. C.
449/79
DATE 27/8/79

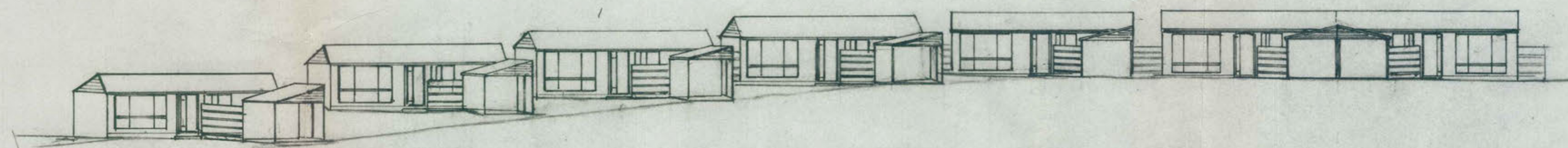
BUILDINGS (DESIGN AND SITING) ORDINANCE 1984 AS AMENDED
APPROVAL GRANTED
2/9 AUG 1979
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

PROPOSED BRICK VENEER COURTYARD HOUSE TO BE ERECTED ON BLOCK 16, SECTION 85, EVATT A. C. T.
For: Mr. Mrs. Bulum
Scale: 1:100
Area: 89.57 m², Carport 18.78 m², Total: 108.35 m²

J. S. ULBRICH
DRAFTING & DESIGN SERVICE
2 MILFORD STREET
LATHAM, A.C.T. 2615
PHONE 542840

54165
PLANS/FILE No.
Received Building Section
- 3 OCT 1979
Dept. of the Capital Territory



SITE PLAN 1:200

NOTE:
Provide 100 mm plastic or concrete
S.W. dr. pipes for all
courtyard houses



COURTYARD HOUSE

LOCATION OF STORMWATER TIE TO
BE VERIFIED WITH D. H. & C. BEFORE
COMMENCEMENT.

BUILDING WORK SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE APPROVED PLANS THE
BUILDING MANUAL ACT, THE NOTATIONS MADE
ON THE PLANS AND ANY MATTERS SPECIFIED
ON THE BUILDING PERMIT. THE APPROVAL OF
PLANS OR THE GRANT OF A BUILDING PERMIT
DOES NOT AFFECT THE OPERATION OF ANY
OTHER LAW IN THE TERRITORY, NOR DOES IT
AUTHORISE THE USE OF THE LAND OR TITLY
TO A PROVISION, TREATMENT OR CONDITION
OF LEASE.

Symbols:

== Poling fence 150m high
== Timber fence 180m high (front)
1 sec elevations 18 1.50
high see site plan

Note:
It is necessary to level
the front yard of the
courtyard houses and
then cover with grass

ENGINEERING SERVICES

Driveways to be constructed under the
supervision of, and to the specifications
of the Department of Construction; and
in accordance with conditions for drive-
ways.

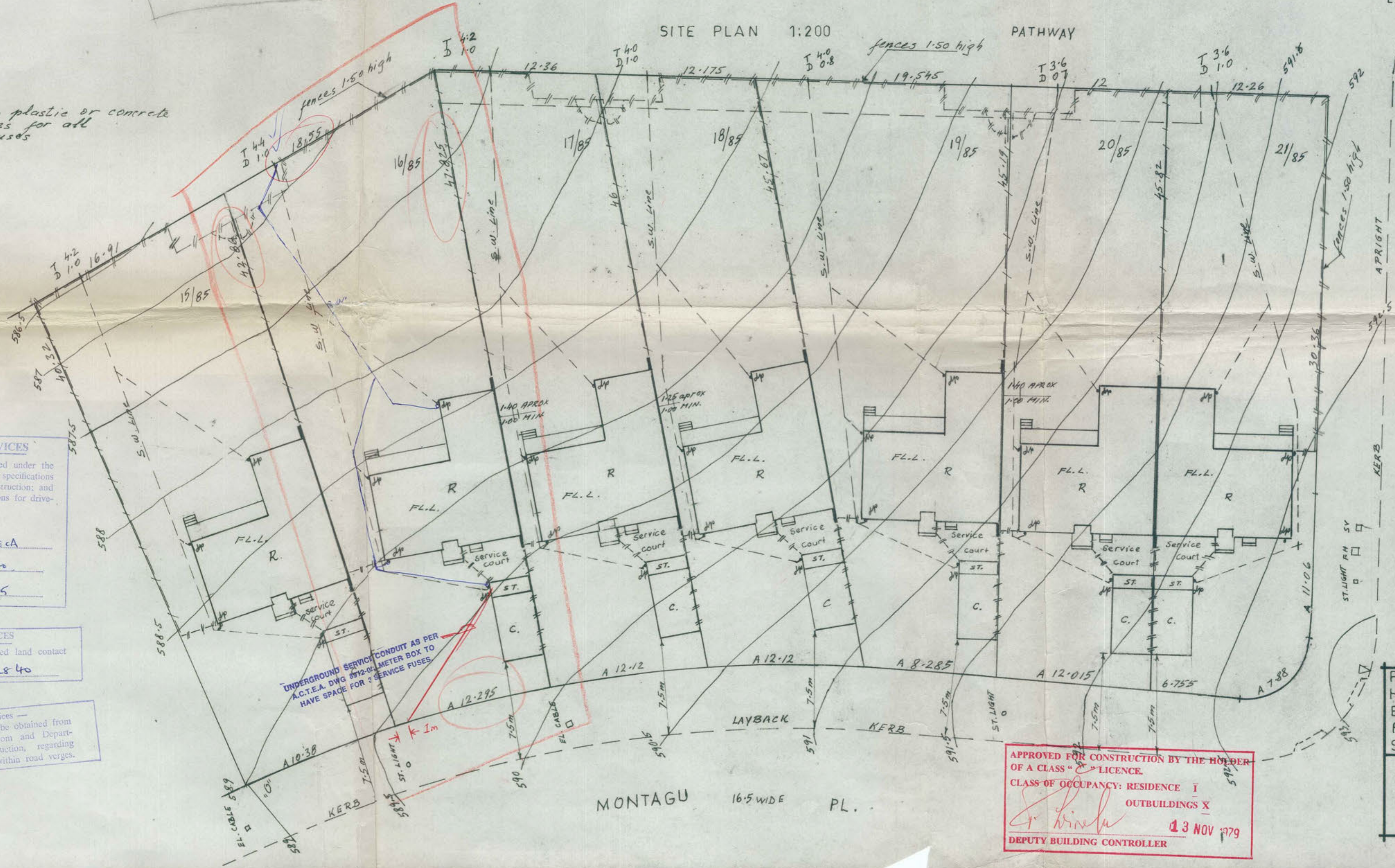
For details contact:

MR. L. MERCUGIA
Land Services
Telephone No. 462840
Roads and Bridges
Telephone No. 513945

ENGINEERING SERVICES

For the use of released land contact
Land Services.
Telephone No. 462840

Clearances from Services —
Clearances are to be obtained from
A.C.T.E.A., Telecom and Depart-
ment of Construction, regarding
services on and within road verges.



ST.
13.5 WIDE

DEFFELL

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
2/9 AUG 1979
DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

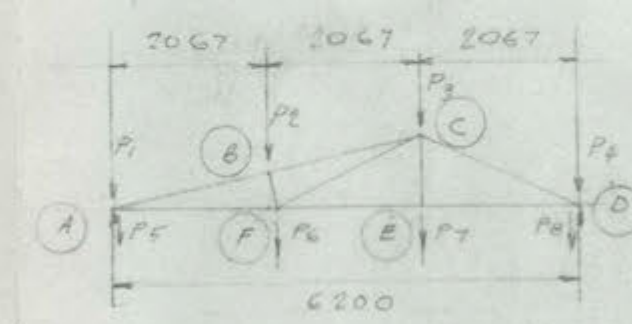
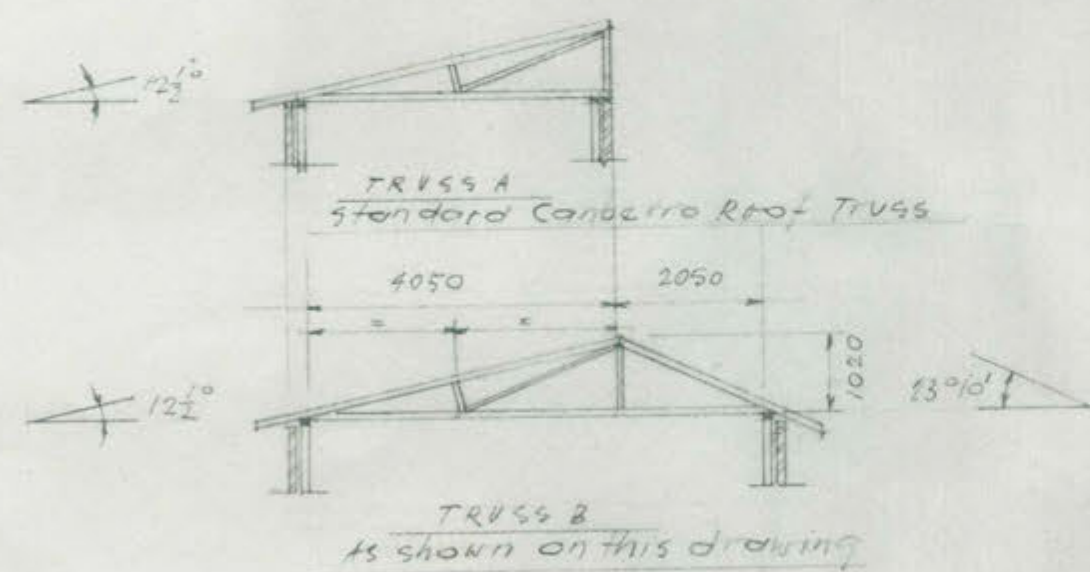
**PROPOSED BRICK VENEER COURTYARD
HOUSES TO BE ERECTED ON
BLOCKS: 15, 16, 17, 18, 19, 20, 21/85 EVATT
FOR: Mr. Mrs. Bulum
Scale: 1:200**

APPROVED FOR CONSTRUCTION BY THE HOLDER
OF A CLASS "C" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS X
[Signature]
13 NOV 1979
DEPUTY BUILDING CONTROLLER

MONTAGU 16.5 WIDE PL.

54165

Building Section
23 OCT. 1979
Dept. of the Capital Territory



Trusses spaced 0.9m on centers
Dead Load:

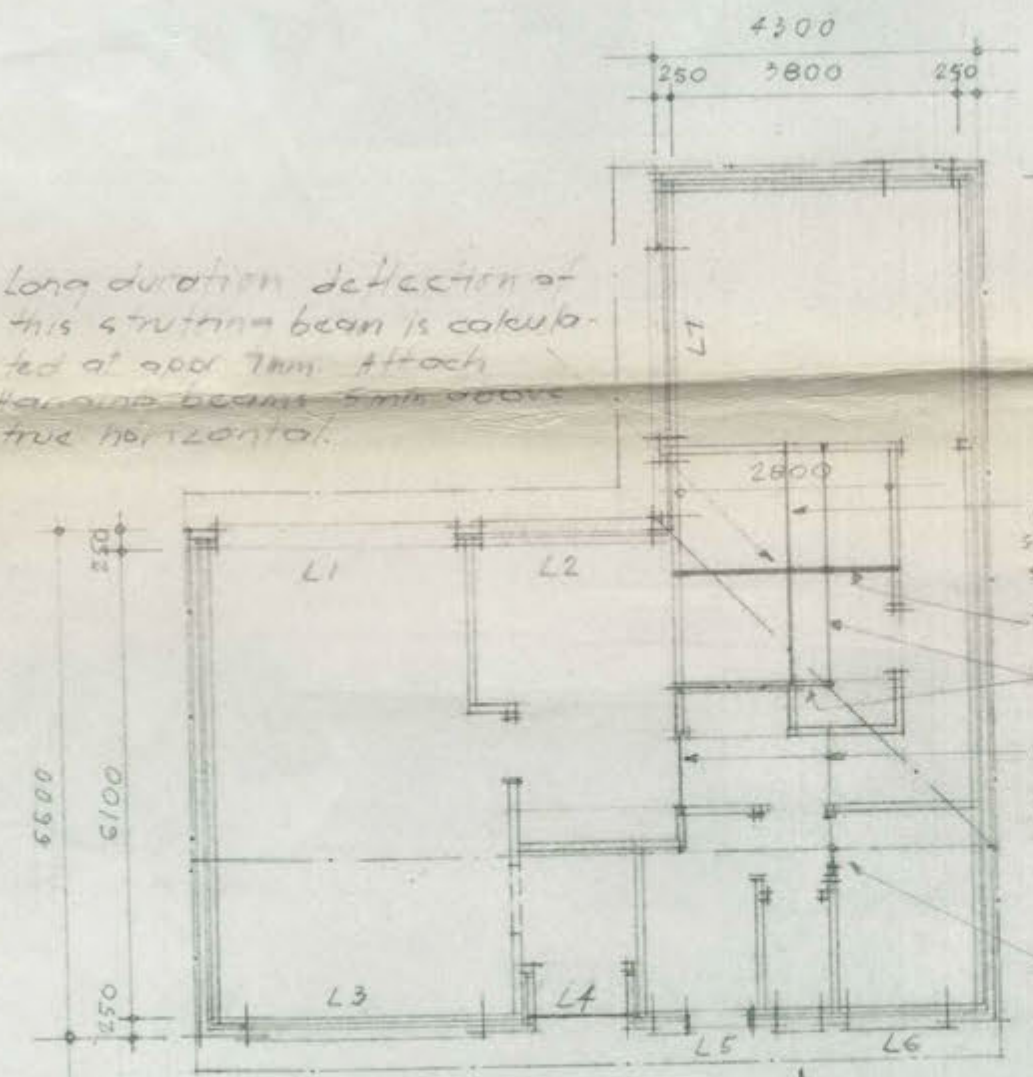
Roof $0.7 \text{ kN/m}^2 \times 0.7 \times 0.9 = 0.63 \text{ kN/m}$ of truss
Ceiling $0.2 \times 0.2 \times 0.9 = 0.18$
 $P_1 = P_4 = 0.63 \times 1.033 = 0.65 \text{ kN}$
 $P_2 = P_3 = 1.30 \text{ kN}$
 $P_5 = P_8 = 0.18 \times 1.033 = 0.19 \text{ kN}$
 $P_6 = P_7 = 0.38 \text{ kN}$

Live Load

Area supported by truss $A = 6.2 \times 0.9 = 5.58$
 $L.L. = \frac{1.8}{5.58} \times 0.12 = 0.44 \text{ kN/m}^2 \times 0.44 \times 0.9 = 0.40 \text{ kN/m}$
 $P_1 = P_4 = 0.40 \times 1.033 = 0.41 \text{ kN}$
 $P_2 = P_3 = 0.82 \text{ kN}$
T.L. $= \frac{1.34}{0.90} = 1.49$ Duration of Load factor $K_1 = 1.75$

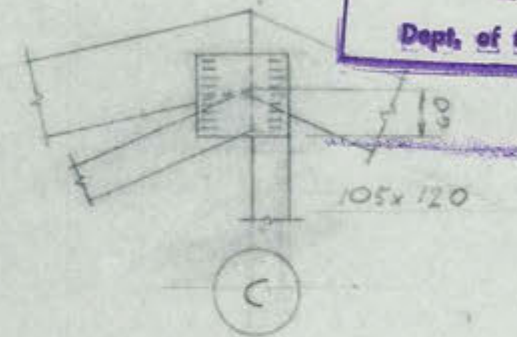
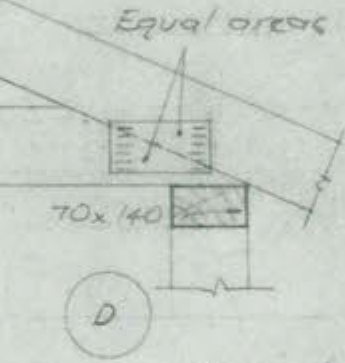
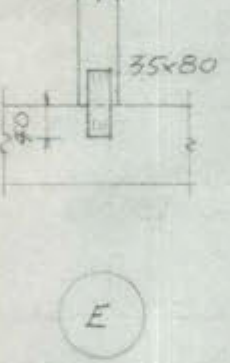
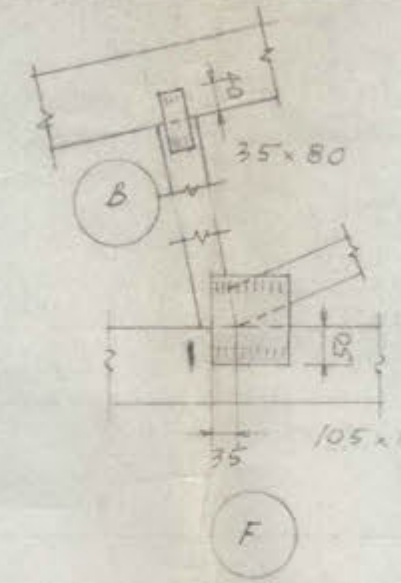
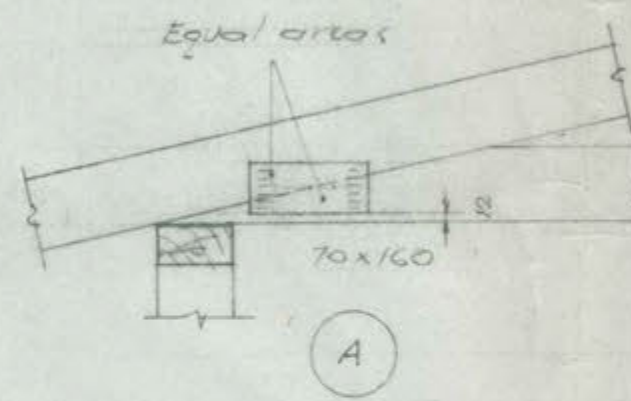
axial forces

Reaction $R_A = R_B = 0.65 + 0.41 + 1.30 + 0.82 + 0.19 + 0.38 = 3.75 \text{ kN}$
In truss action $R_A = R_B = 1.30 + 0.82 + 0.38 = 2.50 \text{ kN}$
 $S_{AB} = \frac{2.50}{\sin 12.5^\circ} = 11.55 \text{ kN}$ (compression)
 $S_{AF} = \frac{2.50}{\tan 12.5^\circ} = 11.28 \text{ kN}$ (tension)
 $S_{CD} = \frac{2.50}{\sin 23.10^\circ} = 6.35 \text{ kN}$ (compression)
 $S_{DE} = S_{EF} = \frac{2.50}{\tan 23.10^\circ} = 5.84 \text{ kN}$ (tension)
 $T_E = 0.38 \text{ kN}$ (tension)
 $S_{AF} = (1.30 + 0.82) / \cos 12.5^\circ = 2.07 \text{ kN}$ (compression)
 $T_{CF} = \frac{11.28 - 5.84 - 2.07 \times \tan 12.5^\circ}{\cos 23.10^\circ} = 5.42 \text{ kN}$ (tension)



TRUSSES B
Conventional roof framing in this part. Hardwood F7

LAYOUT OF ROOF FRAMING 1:100



JOINT DETAILS
All plates GN 80

All work shall be carried out in compliance with the "Specifications for the Manufacture & Application of Standard Gang-Nail Trusses"

Bending
Top chord A-B
 $0.1 \times 0.63 \times 0.40 / 2.07 = 0.44 \text{ kNm}$
Bottom chord A-F
 $0.1 \times 0.18 \times 2.17 = 0.09 \text{ kNm}$

Timber
Hardwood F8 for top chord
F7 for other members

Sizes
Top chord A-B: 100x38
check by formula in clause 3.5.1 of AS 1720
 $f_b = \frac{440 \times 10^3}{\frac{1}{6} \times 38 \times 100^2} = 6.95$
 $f_c = \frac{11550}{100 \times 38} = 3.04$
 $S_2 = \frac{0.8 \times 6100}{100} = 16.8$, $S_3 = \frac{720}{34} = 8$
 $T_{c1} = \frac{11550}{16.8} = 687.5$, $T_{c2} = \frac{11550}{8} = 1443.75$
 $K_1 = \frac{6.95}{16.8} = 0.41$, $T_{c1} = 16$
 $F_0 = 1.35 \times 6.6 = 8.9$, $F_{c0} = 1.35 \times 6.6 = 8.91$
 $\frac{6.95}{16.8} + \frac{3.04}{8} + 0.2 \times \frac{6.95 \times 3.04}{16.8 \times 8.9} = \frac{3.04}{8.9} = 0.34 < 1$

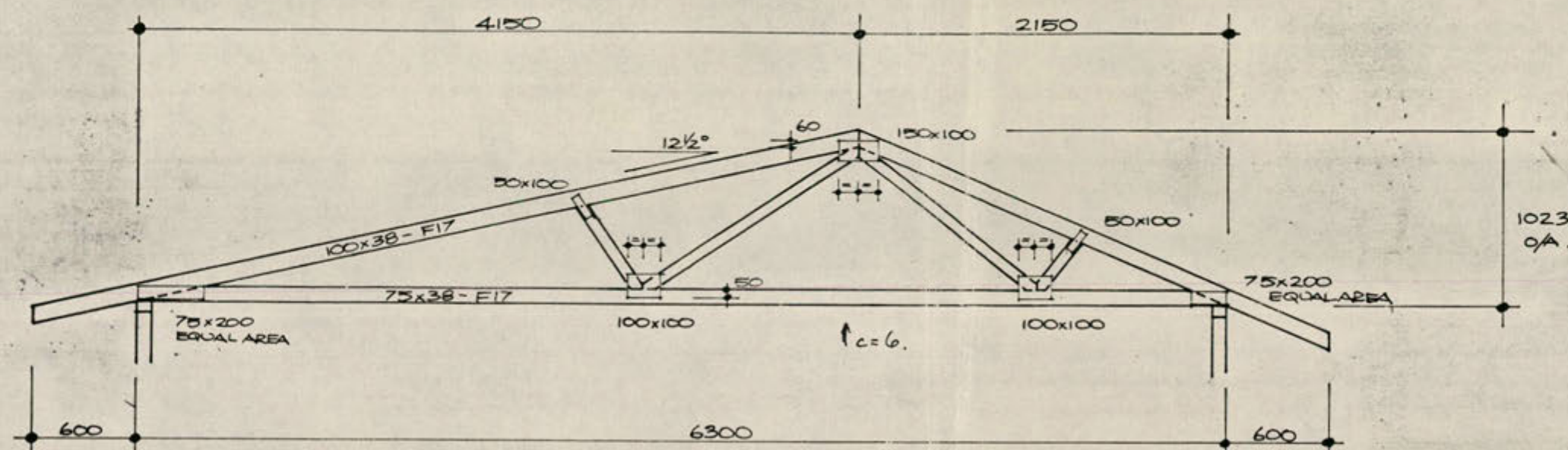
bottom chord: 100x38
check by formula in clause 3.5.2 of AS 1720
 $f_b = \frac{70 \times 10^3}{\frac{1}{6} \times 38 \times 100^2} = 1.42$
 $f_t = \frac{1240}{32 \times 100} = 3.51$
 $0.8 \times 1.42 + 3.51 = 4.65 < 1.35 \times 5.5 = 7.43$
Diagonal C-F: 50x38
 $f_t = \frac{5420}{32 \times 50} = 3.38 < 7.43$
Diagonal D-E: 50x38 O.K.
Diagonal B-F: 50x38
 $S = \frac{0.7 \times 420}{38} = 7$, $K_2 = 1$
 $f_c = \frac{2070}{38 \times 50} = 1.09 < 1.35 \times 6.6$

LINTELS			
MARR	SPAN	SIZE	REMARKS
L1&L3	3200	L-185x64	Deflection under D.L. 6.75 mm
L2	2400	H.W. 225x75	
L4	1300	H.W. 125x75	
L5&L6	1400	H.W. 125x75	
L7	2650	H.W. 225x75	

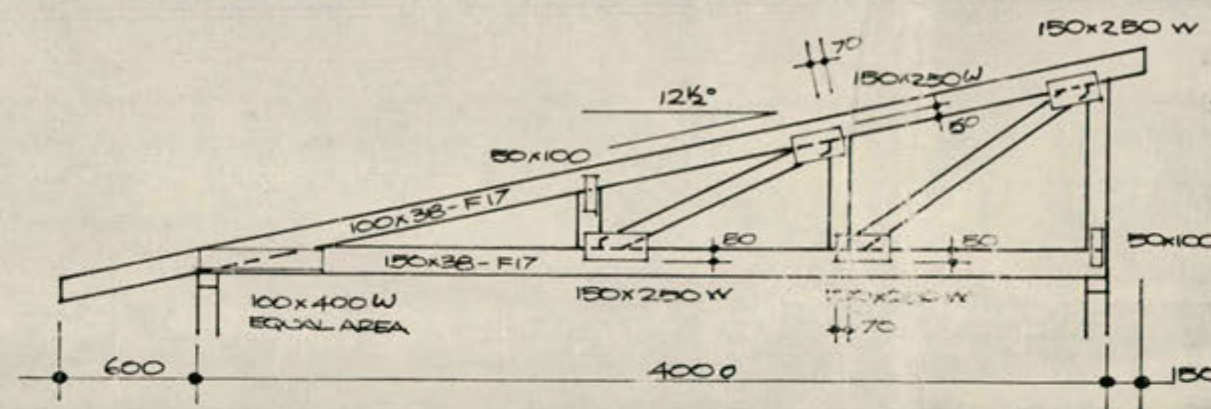
See accompanying calculations.
Hardwood stress grade F7
Wall plate under studs supporting lintels & strutting beam shall be packed against bearer to approval.

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS " " LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS X
13 NOV 1979
DEPUTY BUILDING CONTROLLER

DATE: 11/08/79	PROPOSED HOUSE ON BLOCK 15, SECTION 85, EVATT, A.C.T. FOR MR & MRS I. BULUM
SCALE: 1:100, 1:10	DESIGNED BY: O. KARAYIMIN, M.I.E./Aust, 38 REDFERN ST, COOK, 2614



standard dual pitch (ALL WEBS 75x38-F17)



half girder truss (ALL WEBS 100x38-F17)

CLIENT : Mr. Mas Bulum. 16/85 EVATT

- 1) Unless otherwise stated, topchord diagonal bracing is required, to accepted detail.
- 2) Unless otherwise stated, trusses are not to be considered as providing lateral support.
- 3) These drawings remain the property of Glenroy Building Supplies. All copyrights reserved.

Roofing: Tiles
 Ceiling: Plaster
 T/C. Batten Crs. 340 max
 B/C. Batten Crs. 600 max
 Truss Crs. 900 max

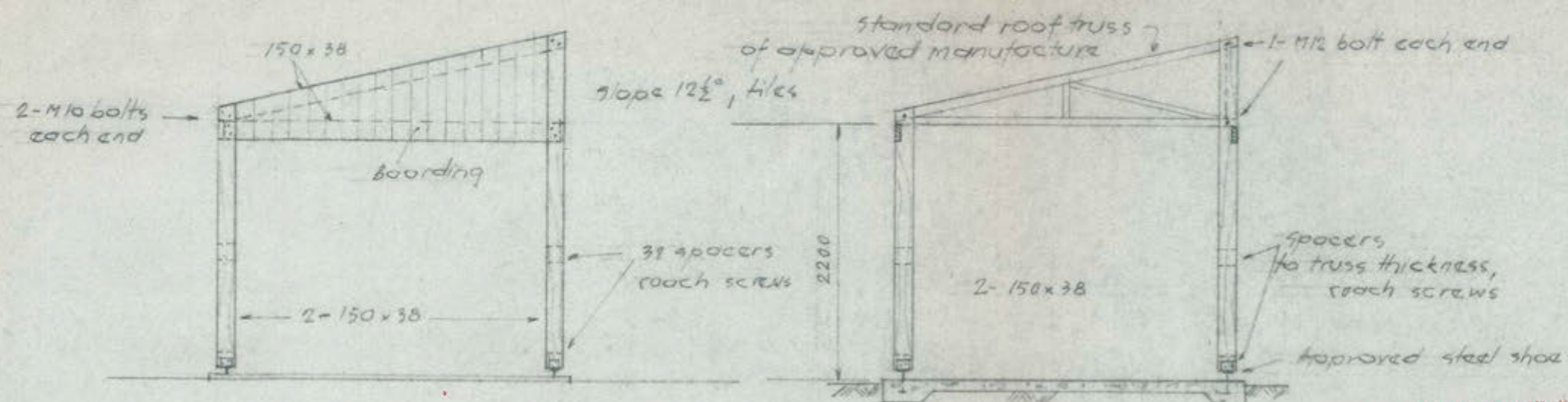
Timber: Hardwood
 Grade: F17
 Max. Undersize: 5x3 mm
 Connectors: Simpson
 Wind Velocity: 38 m/s

GLENROY BUILDING SUPPLIES PTY. LTD.
 ROOF TRUSS DIVISION
 TRALEE ROAD JERRABOMBERRA A.C.T.
 PHONE (062) 972 290.

Drawn By :
 Checked By : A. Davies
 Date : 3/10/79
 Scale :
 Job No : IG-2

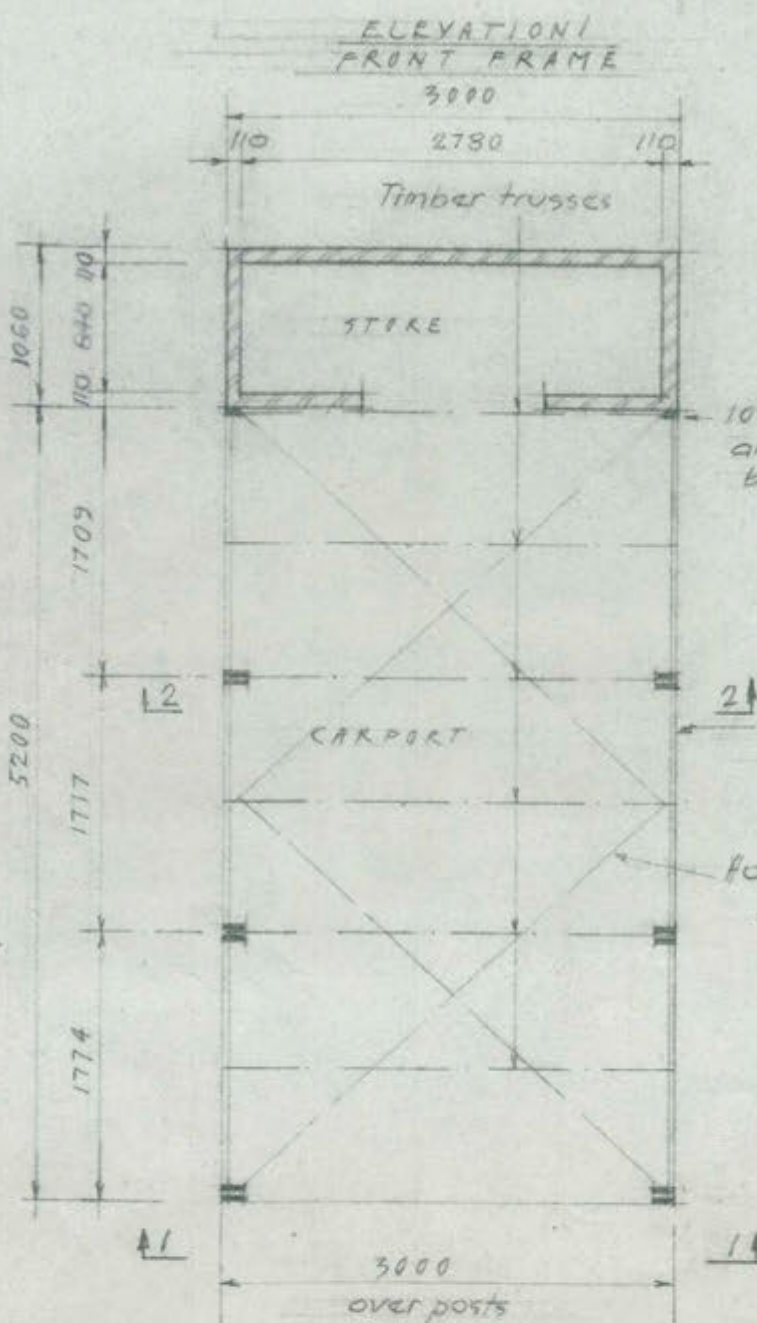
PLANS/FILE No. **54165/A**
 Received Building Section
 30 OCT 1979
 Dept. of the Capital Territory

5/2

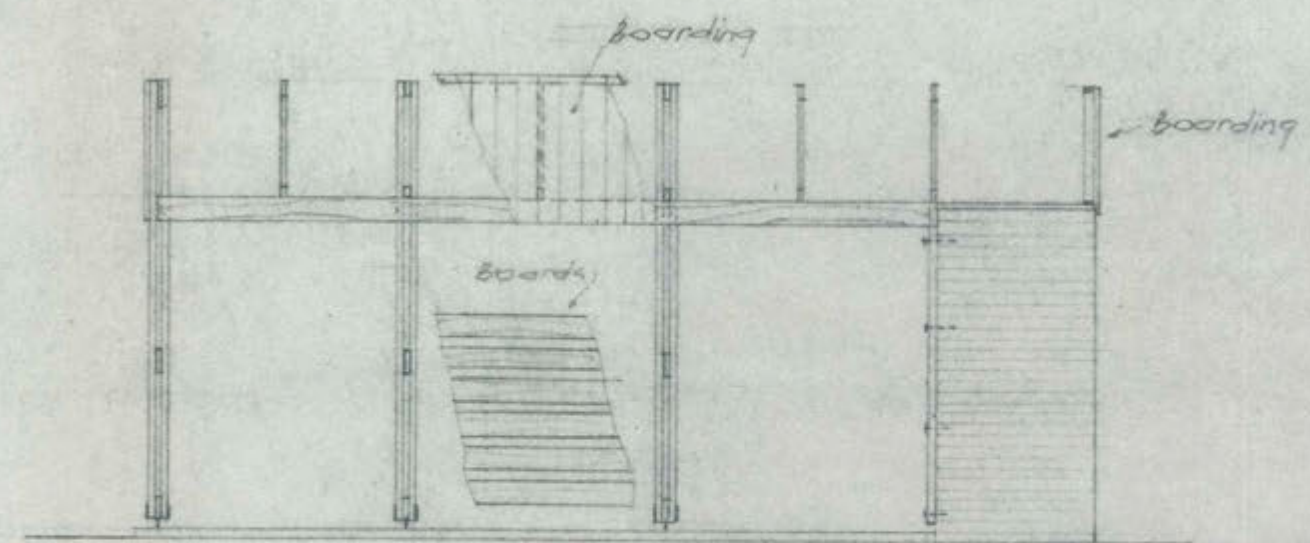


DEPTH OF FILL UNDER
 SLAB NOT TO EXCEED 400 MM

FOOTINGS TO BE TAKEN
 DOWN TO SOLID GROUND



PLAN - LAYOUT OF TIMBERS



SIDE ELEVATION

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.

MODIFICATIONS IF APPLICABLE

Timber: Oregon or Hardwood F7

This drawing shall be read in conjunction with the principal architectural drawing.
 Layout and details shown on this drawing supersede architectural details where shown differently

Concurred: *[Signature]*
 (J. ULBRICH)

DATE: 29 OCT. 79	PROPOSED CARPORT ON BLOCK 16, SECTION 85, EVATT, A.C.T.
SCALE 1:50	FOR MR. I. BULUM
DESIGNED:	STRUCTURAL DETAILS
O. PARASYMIV, M.I.E (AUST), 39 REDFERN ST, CIOX, A.C.T. 2614, PH 513226	



Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158, Canberra ACT 2601
www.act.gov.au/accesscbr

Certificate of Occupancy and Use

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

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

Builder: SCARLETT R C	Site Address: 12 MONTAGU PLACE
Permit number: 81558	Suburb: EVATT Section 85 Block 16 Plans: 54165 / B / C

Building work

Nature of work	Project item description	Unit	Other description	Occupancy class	Type of construction
	CARPORT & SUNROOM			10a	N/A

Note:

This certificate is issued in accordance with the final inspection report dated 12/04/2018 completed by Mr S. Monkhouse of Capital Certifiers P/L.

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.

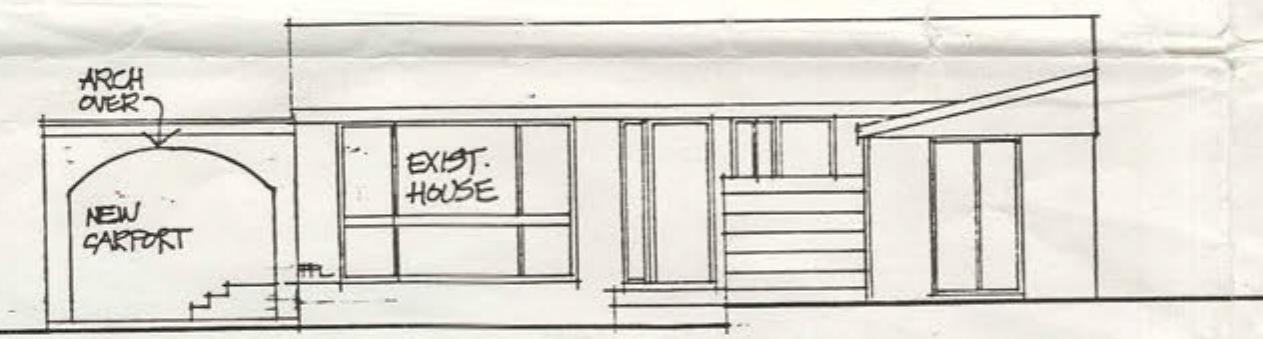
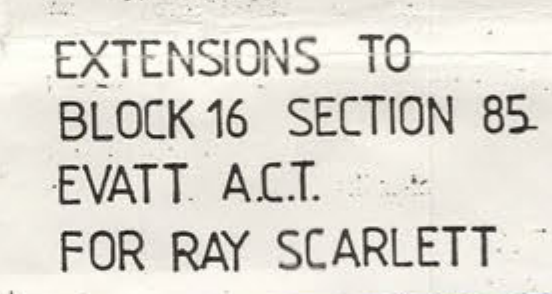
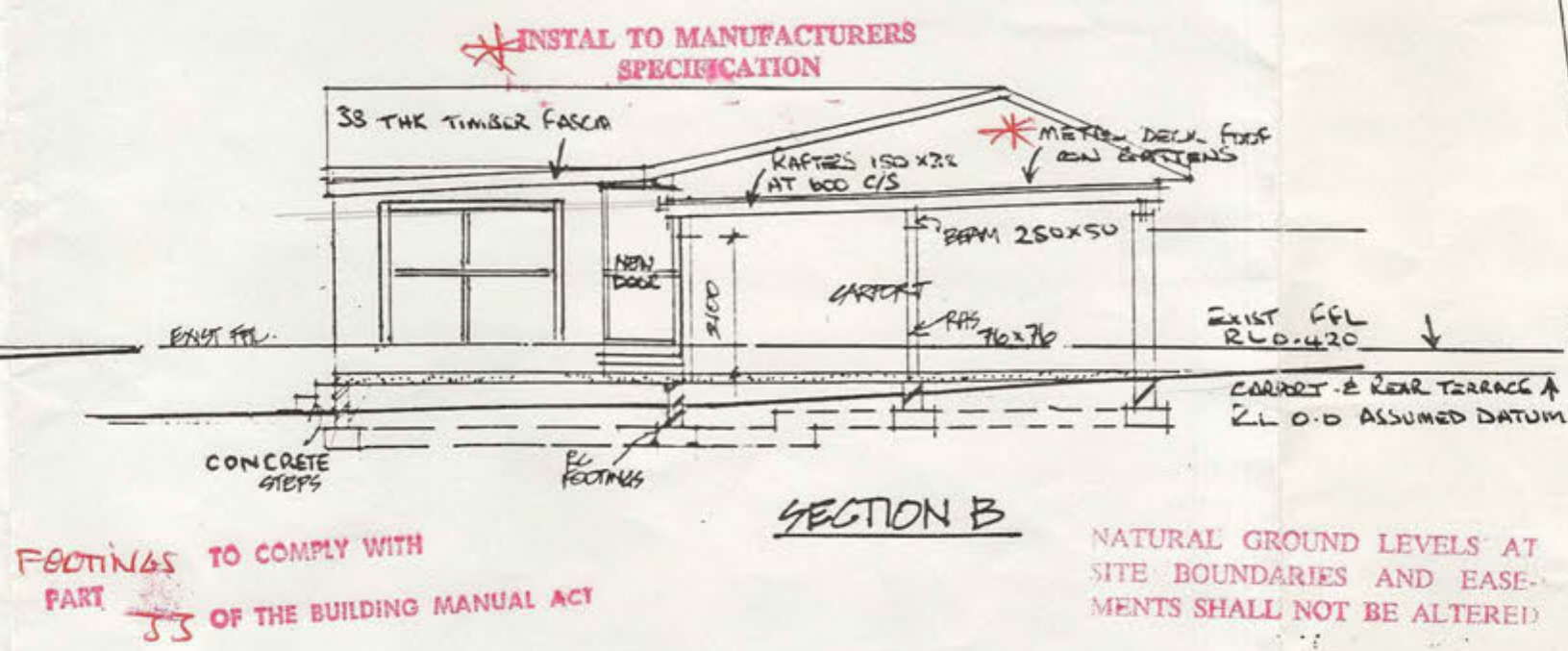
Carl Bunk

Delegate of the Registrar: 

Date **13/4/2018**

PLANS/FILE No. 54-165/B
Received Building Section
- 5 MAR 1985
Dept. Territories & Local Government

SITE PLAN 1:250



APPROVED FOR CONSTRUCTION BY THE HOLDER
OF A CLASS "C" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS X
JUN. 24 1988
DEPUTY BUILDING CONTROLLER

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
13 MAY 1985
DELEGATE *Swail*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

WORKING DRAWING

N. C. D. C.
APPLN No. 427/85
DATE 15/3/85

PLANS AND SPECIFICATIONS EXAMINED
AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19

CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER / /19

SITE PLAN.

PLANS/FILE No. **541651C**

Received Building Section

- 4 JUN 1985

AMENDMENT TO CARPORT SPECIFICATIONS.

Dist. Territories & Local Government

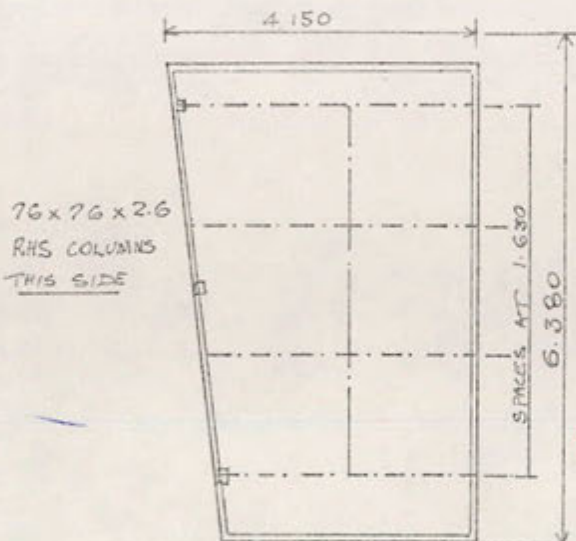
SITE PLAN SCALE 1:250 METRE

WALL FIXED WITH 150 BRACKETS

NATURAL GROUND LEVELS AT
SITE BOUNDARIES AND EASE-
MENTS SHALL NOT BE ALTERED

BUILDING WORK SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE APPROVED PLANS THE
BUILDING MANUAL ACT, THE NOTATIONS MADE
ON THE PLANS AND ANY MATTERS SPECIFIED
ON THE BUILDING PERMIT. THE APPROVAL OF
PLANS OR THE GRANT OF A BUILDING PERMIT
DOES NOT AFFECT THE OPERATION OF ANY
OTHER LAW IN THE TERRITORY, NOR DOES IT
AUTHORISE THE USE OF THE LAND CONTRARY
TO A PROVISION, COVENANT OR CONDITION
OF LEASE.

MODIFICATIONS IF APPLICABLE



NO PART OF THE STRUCTURE/FOOTINGS
TO ENDOUR THE BOUNDARY

SCALE 1:100 METRE

No structural members
to be attached to dividing
wall on boundary

FALL
.150

PROPOSED
CARPORT
ALLOWED

APPROVED IN RESPECT OF NOMINATED
AMENDMENTS ONLY. ANY OTHER
VARIATIONS TO THE ORIGINALLY APPROVED
PLAN ARE NOT APPROVED.

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

19 JUN 1985

DELEGATE

NATIONAL CAPITAL
DEVELOPMENT COMMISSION

DEPUTY BUILDING CONTROLLER UNDER
BUILDING ORDINANCE 1972

N. C. D. C.

APPLN No. 1075/85

DATE 19.6.85

JUN. 24 1985

12 MONTAGU PLACE.

Mr. R. Scarlett

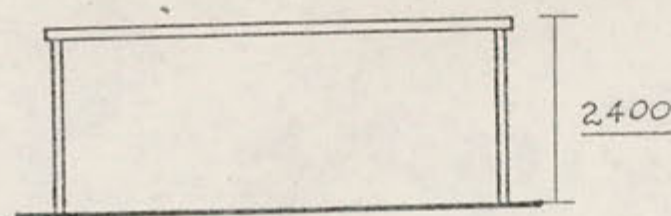
BLOCK 16 SECTION 85 EVATT

CARPORT 6.380 x 3.350 x 4.150 x 2.400 high Wallfixed scale, 1:500

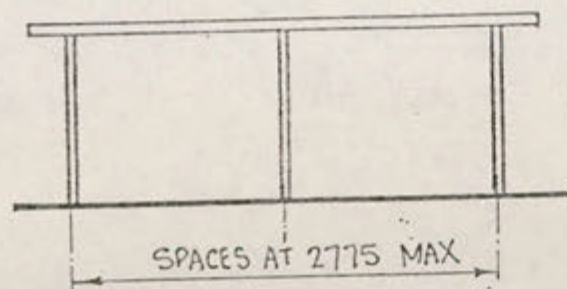
MASTERBUILT GARAGES Pty Limited
56 BARRIER St FYSHWICK: Ph. 804 920

S1/2

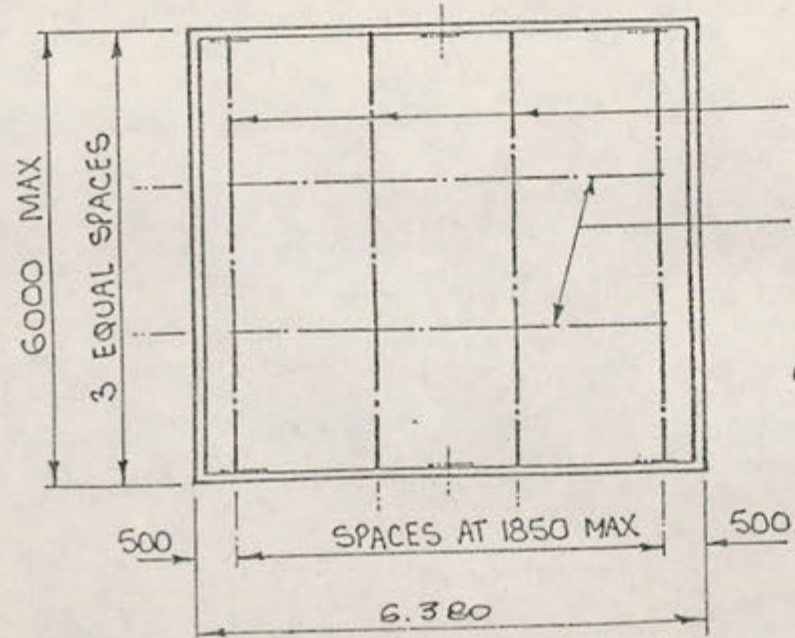
54165/C



END VIEW



SIDE VIEW



PLAN

0.62 STEEL STRAMIT GUTTER ALL ROUND (STRUCTURAL)

44x44x3 ANGLE CLEAT WELD TO POST & SEAT A' 2-M12 BOLTS TO PURLIN

44x44x3 ANGLE SEAT WELD TO POST CAP & 2-M12 BOLTS TO GUTTER ANGLE

44x44x3 ANGLES WELDED TOGETHER. 2-M12 BOLTS TO PURLIN, 2-M12 BOLTS TO GUTTER ANGLE

44x44x3 ANGLE CONTINUOUS BETWEEN POSTS (& PROJECT 125 BEYOND POST &) RIVET TO GUTTER 3 DIA RIVETS AT 250 CRS IN EACH LEG

HEIGHT: 2100 MIN.

POST - SEE TABLE 3 CAP & ANGLE OR RHS CROSS PIECE 125 LONG, WELD TO BASE

FINISHED GROUND OR SLAB LEVEL

DEPTH D SEE TABLE

BASE B SQ SEE TABLE

DETAILS

PURLINS C15015 (C10015 TO 4000 WIDE)

19x19x1.6 RHS BOTTOM FLANGE TIE, WELD TO UNDERSIDE OF EACH PURLIN (ONE LINE MID SPAN TO 4000 WIDE)

NOTES

1. CONSTRUCTION TO BE TO ACT BUILDING MANUAL/NSW ORD.70.
2. DESIGN LOADS ARE TO AS1170 PTS. 1 & 2, TERRAIN CAT. 3 50 YR RETURN VELOCITY 38 m/sec., AND 44 m/sec. WITH VARIATIONS AS NOTED.
3. FABRICATION TO BE TO AS1250 & AS1554, WELDS 2 mm CONTINUOUS OR BUTT. ELECTRODES GRADE E48.
4. RHS SECTIONS TO BE TUBELINE 350 (YIELD 350 MPa), EXCEPT 89 x 89 AND 102 x 102 RHS MAY BE GRADE 250 (YIELD 250 MPa)
5. M12 BOLTS MAY BE REPLACED BY SITE WELDING 75 mm MINIMUM OF WELD TO NOTE 3 FOR EACH PAIR OF M12 BOLTS.
6. REMOVE WELD SCALE AND SHOP PRIME STEELWORK.
7. POST FOOTING DEPTH MAY BE REDUCED BY 100 mm PROVIDED CARPORT SLAB IS PLACED OVER FOOTING BEFORE FINAL BUILDING INSPECTION. AREA MAY BE REDUCED BY 50 mm EACH WAY FOR 38 m/sec. WIND VELOCITY DISTRICTS.
8. ROOFING: COLORBOND OR ZINCALUME HIGH TENSILE G550, D.42 BASE STEEL, LBI "TRIMDEK" OR KH "K-CLAD". FIX SHEETS TO GUTTERS AND PURLINS TO MANUFACTURER'S INSTRUCTIONS.
9. FALL ROOF TO FRONT OR REAR TO SUIT STORMWATER, CONNECT DOWNPIPES TO EXISTING STORMWATER SYSTEM.

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

11 JUN 1985

DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

E VATT.

HEIGHT TO	POST	FOOTING #	BASE B	DEPTH D
2400	76 x 76 x 2.6 RHS	400	500	
3000	89 x 89 x 3.6 RHS	400	500	
3600	102 x 102 x 4.0 RHS	450	500	

COPYRIGHT

MR. R. SCARLETT	BLOCK 16 SECTION 85
STEEL FRAME CARPORT TO 6000 WIDE	
Masterbuilt Garages Pty. Limited, 56 Barrier St. Fyshwick 2609	
RAY FRANZI M.E.AUST. CONSULTING ENGINEER PH. 51 1149 RAY FRANZI PTY. LIMITED P.O. BOX 7 JAMISON CENTRE A.C.T. 2614	SCALE 1:100 1:10
	DRG. No. G331

INCHES 1 2

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 34447

OWNER MR & MRS BULLUM

BLOCK 15-16 SECTION 85 EVATT A.C.T.

REFERENCE

D.T. Disconnecter Trap	S.P.D. Stoneware Pipe Drain	I.C. Inspection Chamber	F.T. Floor Trap
E.V. Educt Vent	C.I.P. Cast Iron Pipe	M.H. Man Hole	S.V.P. Soil Vent Pipe
G.T. Gully Trap	I.O. Inspection Opening	V.P. Ventilating Pipe	V.R. Vertical Riser
J.U. Jump Up	F.P. Fixed Point	E.J. Expansion Joint	

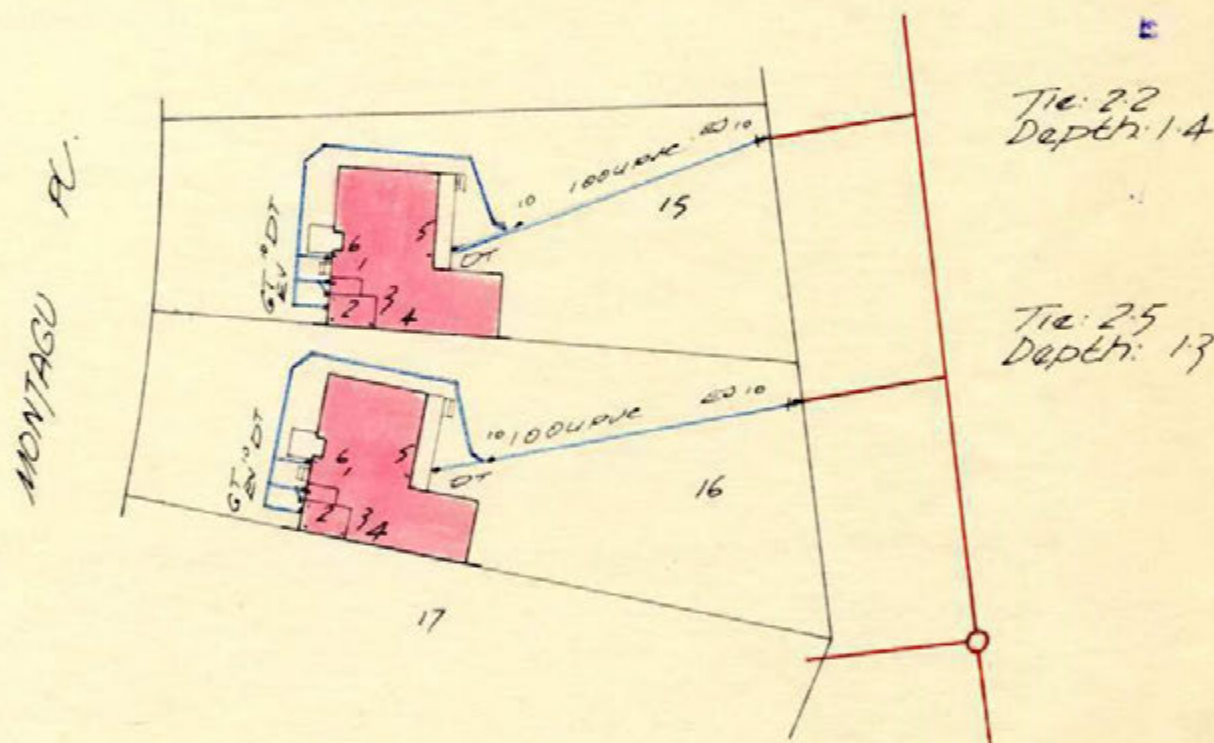
NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

SCALE: METRIC 1:500



FIXTURES

	NO	OFF
1. WATER CLOSET	(2)	
2. BATH	(2)	
3. BASIN	(2)	
4. SHOWER	(2)	
5. SINK	(2)	
6. TROUGHS	(2)	



NOTES: DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
 DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
 POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
 DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.

Designed by MOORE & SMITH PTY LTD Phone 80 5226
 Plumbing & Drainage Consultants

DRAWN

REF D 508

[Signature] 3.12.79
 SEWERAGE ENGINEER

PAYMENT PENDING

As per terms and conditions in the
Residential Reports Client Guarantee



Tax Invoice

Inspection Number 41411

Please ensure this number is used when making payment

27 August 2024

Qi Qiang Wu & Jia Jiang Wu

For the Property at: 12 Montagu Place Evatt ACT 2617


NO PAY RAPID INSPECTIONS PACKAGE		
Property Assessment and Report (Vendor's expense)		400.00
Access Canberra conveyancing file fees (no GST)		109.00
Drainage Plans (no GST)		27.00
Access Canberra EER Lodgement Fee (no GST)		39.00
Property Inspection and Report (package price)		574.00
Timber Pest Inspection and Report (package price)		469.00
Building Compliance Inspection and Report (package price)		487.00
First Rate Energy Efficiency Inspection & Report		0.00
GST INCLUDED IN TOTAL		177.27
TOTAL		\$2105.00

Thank you for your business

We offer comprehensive Pest Management Solutions!

Call now to book your regular Pest Control Service

No Pay Package Conditions: This invoice must be paid on settlement or within 180 days of the date of inspection, whichever comes first. We must be notified immediately if the property is not marketed within 3 months or is withdrawn from the market and the invoice must be settled within 14 days. Failure to adhere to these terms will result in associated legal and collection fees being applied to amount due.

PAYMENT OPTIONS	
	To avoid unallocated payments please use reference number: 41411
Credit Card	Please call 6288 0402 to provide card details. Your account is not debited until the day reports are released. Providing these details as soon as possible will ensure there is no delay when reports are ready.
Direct Deposit	Account Name: Residential Reports BSB: 012-997 Account Number: 2269 05945 Reference: 41411 IMPORTANT: PLEASE ensure this unique ID is used



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

Every year we step into hundreds of homes, yet in our region there are still so many people living without acceptable, permanent or safe shelter. A percentage from each inspection we conduct is contributed to our in-house program 'Without a Roof' and periodically donated to make small changes to this big issue. To find out more visit residentialreports.com.au

Residential Reports Pty Limited **ABN 38 609 880 122**

35 Poynton Street Hughes ACT 2605 **p 6288 0402** info@residentialreports.com.au

Member- Master Builders Association & The Australian Environmental Pest Managers Association

Addendum 1



Serviced by Equipped Plumbing Pty Ltd
admin@capitalplumbingspecialists.com.au

PH: 0491201887
ABN: 13 625 477 812
ACT Lic No: 20211352
NSW Lic No: 384983C

Tax Invoice

Michael
michaelwuhr@gmail.com
12 Montagu Pl
Evatt, ACT, 2617
0478 417 391

Invoice No: 1620863
Date: 04/10/2024
Terms: NET 0
Due Date: 04/10/2024

Code	Description	Quantity	Rate	Amount
	Attended property on the 02/10/24. Pre priced via email to conduct pressure test. Conducted pressure test and passed.	1	\$0.00	\$0.00
	PRESSURE TEST	1	\$280.00	\$280.00
			Parts Subtotal	\$280.00

Payment Details

Banking Details:

Bank: Commonwealth Bank Of Australia
Account Name: Equipped Plumbing PTY LTD
BSB: 062-692
Account: 4718 0228

Subtotal	\$280.00
GST 10%	\$28.00
Total	\$308.00
PAID	\$308.00



Balance Due	\$0.00
-------------	--------

Photo 1

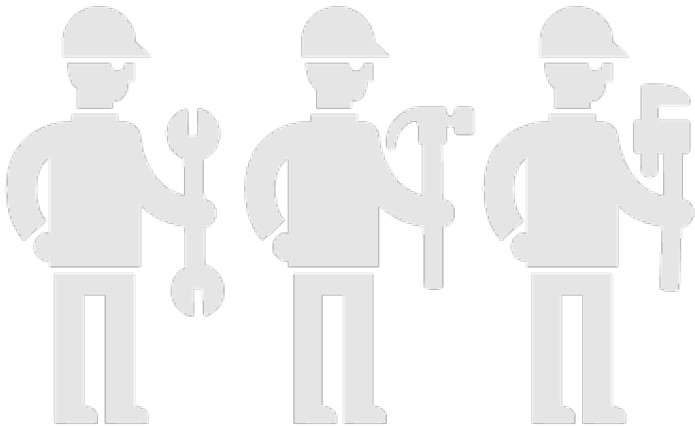


Photo 2

