



# Residential REPORTS



## PRESALE REPORT

**202 Ellerston Avenue**

Isabella Plains

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**REPORT PREPARED**

6 November 2025



35 Poynton Street Hughes



6288 0402



[info@residentialreports.com.au](mailto:info@residentialreports.com.au)

## SITE RECORD

ADDRESS	202 Ellerston Avenue Isabella Plains	
CLIENT	Jayson Davenport & Saraw Maddocks	
OCCUPANCY STATUS	occupied - the dwelling was furnished at the time of inspection	
INSPECTOR - Derek Taylor	INSPECTION DATE - 5 November 2025	WEATHER CONDITIONS - Fine
JOB REFERENCE - 44974	BLOCK - 6	SECTION - 803

## INSPECTION DATA SUMMARY

YEAR OF DEVELOPMENT (APPROX. ISSUE OF FIRST CERTIFICATE OF OCCUPANCY)	<ul style="list-style-type: none"> <li>1989</li> </ul>
AREA DETAILS (APPROX. SQM)	<ul style="list-style-type: none"> <li>Residence - 166.5sqm - Garage - 41sqm</li> <li>metal garage - 29.5sqm</li> <li>Block size - 725sqm</li> </ul>
WALL CONSTRUCTION	<ul style="list-style-type: none"> <li>brick veneer construction. For more information: visit <a href="http://residentialreports.com.au">residentialreports.com.au</a>, click on 'resource library' and refer to the publication - Brick Veneer Walls</li> </ul>
ROOF CONSTRUCTION	<ul style="list-style-type: none"> <li>timber truss construction concrete tile roof covering</li> </ul>
FLOOR CONSTRUCTION	<ul style="list-style-type: none"> <li>concrete slab to the ground floor, suspended timber to the upper level</li> </ul>
ENERGY RATING	<ul style="list-style-type: none"> <li>.5 stars</li> </ul>
CONSTRUCTION	<ul style="list-style-type: none"> <li>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</li> </ul>
MAINTENANCE	<ul style="list-style-type: none"> <li>there are maintenance items detailed in this report, please read the entire report</li> </ul>
TIMBER PEST REPORT	<ul style="list-style-type: none"> <li>please review the entire report, including the <i>Timber Pest Overview and Recommendations</i> section, for complete details and context</li> <li>no evidence of active subterranean termites (live species) was found at the time of our inspection</li> <li>evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection</li> </ul>
COMPLIANCE REPORT	<ul style="list-style-type: none"> <li>For details on structures in this block and section, see the compliance report</li> </ul>

**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](http://ResidentialReports.com.au) ABN 38 609 880 122

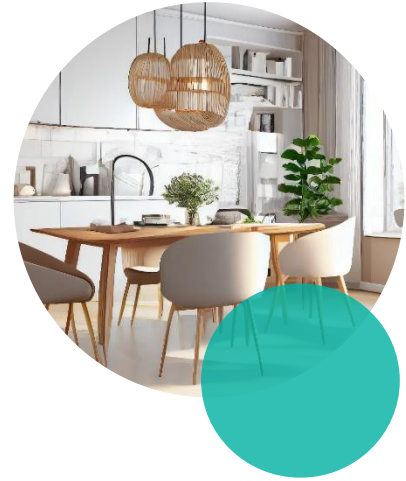
*Derek Taylor*

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:

<b>GOOD</b>	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.
<b>FAIR</b>	The feature is functional but has deteriorated and would benefit from cosmetic or remedial repair work.
<b>POOR</b>	The feature in the inspector's opinion, requires remedial action. Repairs or replacement are considered necessary rather than discretionary.
<b>NO SIGNIFICANT DEFECTS</b>	This condition is applied when no significant structural or functional defects are observed. Minor issues may be present, and any remedial action is discretionary.
<b>DEFECTS HAVE BEEN IDENTIFIED</b>	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.

## INTERIOR

### Entrance

ceilings and cornices	fair to good <ul style="list-style-type: none"> <li>there are visible repairs to the ceiling lining. This was considered to be of cosmetic significance only. Further repairs are discretionary</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Master Bedroom

ceilings and cornices	fair to good <ul style="list-style-type: none"> <li>the ceiling lining is stained in some areas, we are unable to determine the cause, however the area was dry at the time of inspection. While no current signs of leakage were found, we recommend monitoring for any changes</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Bedroom One

ceilings and cornices	good <ul style="list-style-type: none"> <li>the shroud around the chimney pipe has dropped, re-fixing to the ceiling is recommended</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Bedroom Two

ceilings and cornices	fair to good <ul style="list-style-type: none"> <li>there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	fair to good <ul style="list-style-type: none"> <li>there are visible repairs to the door. This was considered to be of cosmetic significance only. Further repairs are discretionary</li> </ul>

<b>Bedroom Three</b>	
ceilings and cornices	<p>fair to good</p> <ul style="list-style-type: none"> <li>• there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection</li> <li>• there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal</li> <li>• the ceiling lining is stained in some areas, we are unable to determine the cause, however the area was dry at the time of inspection. While no current signs of leakage were found, we recommend monitoring for any changes</li> </ul>
architraves and skirting boards	good
walls	<p>fair to good</p> <ul style="list-style-type: none"> <li>• there are imperfections to the wall lining from a previous installation</li> <li>• there are visible repairs to the wall lining. This was considered to be of cosmetic significance only. Further repairs are discretionary</li> </ul>
doors and windows internal	good

<b>Ensuite</b>	
ceilings and cornices	<p>fair to good</p> <ul style="list-style-type: none"> <li>• there are visible repairs to the ceiling lining. This was considered to be of cosmetic significance only. Further repairs are discretionary</li> </ul>
architraves and skirting boards	good
walls	<p>fair to good</p> <ul style="list-style-type: none"> <li>• there are imperfections to the wall lining from a previous installation</li> </ul>
doors and windows internal	good
vanity/hand basin	<p>fair to good</p> <ul style="list-style-type: none"> <li>• resealing is required between the top of the vanity and tiles</li> <li>• the basin/sink has marks and signs of wear evident</li> </ul>
shower screen	good
toilet suite	<p>fair to good</p> <ul style="list-style-type: none"> <li>• the toilet seat cover has been removed, replacement is recommended</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>• ceiling fan unit (with heat lamps)</li> <li>• one of the heat lamps are not working</li> </ul>
water leakage	<ul style="list-style-type: none"> <li>• no water leakage detected in accessible areas</li> </ul>
wall tiles	good
floor tiles	<p>fair</p> <ul style="list-style-type: none"> <li>• replacement of the seal at the intersection between the wall and floor tiles is recommended</li> <li>• there are several cracked floor tiles</li> </ul>
fit-out	<p>fair to good</p> <ul style="list-style-type: none"> <li>• the towel rail is loose</li> </ul>
hardware, fixtures and fittings	good

<b>Bathroom</b>	
ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	fair to good <ul style="list-style-type: none"> <li>the window frames are showing signs of deterioration</li> <li>the cavity sliding door to bed one has been screwed closed</li> </ul>
vanity/hand basin	good
shower screen	fair <ul style="list-style-type: none"> <li>the shower screen door is not operating smoothly, adjustment or repair is required</li> </ul>
bath	good
ventilation	<ul style="list-style-type: none"> <li>ceiling fan unit (with heat lamps)</li> </ul>
water leakage	<ul style="list-style-type: none"> <li>no water leakage detected in accessible areas</li> </ul>
wall tiles	fair to good <ul style="list-style-type: none"> <li>the wall tiles require repairs in some areas</li> </ul>
floor tiles	fair to good <ul style="list-style-type: none"> <li>there are cracked floor tiles in some areas</li> </ul>
fit-out	good
hardware, fixtures and fittings	good

<b>Toilet Area</b>	
ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	fair to good <ul style="list-style-type: none"> <li>the door is damaged in some areas, repair or replacement may be a consideration</li> </ul>
toilet suite	good
vanity/hand basin	fair to good <ul style="list-style-type: none"> <li>the unit benchtop has deteriorated commensurate with its age, however it remains serviceable</li> </ul>
water leakage	<ul style="list-style-type: none"> <li>no water leakage detected in accessible areas</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>there is no mechanical ventilation</li> </ul>
wall tiles	good
floor tiles	fair <ul style="list-style-type: none"> <li>replacement of the seal at the intersection between the wall and floor tiles is recommended</li> <li>there are several cracked floor tiles</li> </ul>
hardware, fixtures and fittings	good

<b>Laundry</b>	
ceilings and cornices	fair <ul style="list-style-type: none"> <li>there are paint defects to the ceiling lining</li> </ul>
architraves and skirting boards	good
walls	good
doors and windows internal	good
laundry tub	good <ul style="list-style-type: none"> <li>the laundry cabinet has marks and signs of wear commensurate relative to its age</li> </ul>
water leakage	<ul style="list-style-type: none"> <li>no water leakage detected in accessible areas</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>there is no mechanical ventilation</li> </ul>
wall tiles	fair to good <ul style="list-style-type: none"> <li>there is significant lippage to the wall tiles</li> </ul>
floor tiles	good
hardware, fixtures and fittings	good

<b>Kitchen and Family Area</b>	
ceilings and cornices	fair to good <ul style="list-style-type: none"> <li>there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal</li> </ul>
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none"> <li>there are imperfections to the wall lining from a previous installation</li> <li>there is some minor movement cracking to the wall lining - this is a cosmetic matter and repairs required are minimal</li> <li>there are visible repairs to the wall lining. This was considered to be of cosmetic significance only. Further repairs are discretionary</li> </ul>
doors and windows internal	fair to good <ul style="list-style-type: none"> <li>the pelmet cover to the sliding door track, entering the toilet area has been removed</li> </ul>
sink	good
splashback	fair to good <ul style="list-style-type: none"> <li>resealing is required between the splashback and the worktop</li> </ul>
ventilation	<ul style="list-style-type: none"> <li>ventilation is provided by a recirculating range hood</li> </ul>
hardware, fixtures and fittings	good
kitchen fit-out	good <ul style="list-style-type: none"> <li>the fit-out is in fair condition - some minor repairs required</li> <li>there are wear marks on the bench top</li> <li>the corner kitchen cupboard door and drawer face have been removed, replacement is recommended</li> </ul>

<b>Enclosed Pergola</b>	
ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Study (Upper)

ceilings and cornices	fair to good <ul style="list-style-type: none"><li>there are water stains on the ceiling, electronic moisture meter testing and our visual inspection did not identify any current water leakage at the time of inspection. It is not possible to determine when the leakage occurred, and under what circumstances, or to eliminate the possibility of further leakage in the future, we recommend monitoring changes and consulting a suitably qualified expert if required</li></ul>
architraves and skirting boards	good
walls	good
doors and windows internal	good

### Lounge and Dining Area

ceilings and cornices	fair <ul style="list-style-type: none"><li>there are significant undulations to the ceiling lining - repair is recommended</li><li>some of the screws in the plasterboard ceiling are visible</li></ul>
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none"><li>there is some minor movement cracking to the wall lining - this is a cosmetic matter and repairs required are minimal</li></ul>
doors and windows internal	good <ul style="list-style-type: none"><li>the pelmet cover to the sliding door track has been removed</li></ul>
fireplace/solid fuel heater	<ul style="list-style-type: none"><li>there is a solid fuel heater installed in this area (unit not tested for safety or operation)</li><li>the shroud around the chimney pipe has dropped, re-fixing to the ceiling is recommended</li></ul>

### Hallway

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

### Steps, Stairs and Void Area

steps and stairs internal	good
balustrades and handrails	good
ceilings and cornices	fair to good <ul style="list-style-type: none"><li>the ceiling lining is stained in some areas, we are unable to determine the cause, however the area was dry at the time of inspection. While no current signs of leakage were found, we recommend monitoring for any changes</li></ul>
walls	good

<b>Roof Cavity</b>	
insulation	<ul style="list-style-type: none"> <li>the roof cavity is insulated with fibreglass batts</li> </ul>
sarking	<ul style="list-style-type: none"> <li>no sarking has been installed in the roof cavity</li> <li>For more information: visit <a href="http://residentialreports.com.au">residentialreports.com.au</a>, click on 'resource library' and refer to the publication - Sarking</li> </ul>
roof construction	<ul style="list-style-type: none"> <li>timber truss construction</li> </ul>
termites - roof void	<ul style="list-style-type: none"> <li>no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection</li> </ul>
wood decay - roof void	<ul style="list-style-type: none"> <li>no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection</li> </ul>
borers - roof void	<ul style="list-style-type: none"> <li>no evidence of borer damage was sighted in areas accessible at the time of the inspection</li> </ul>

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

Inspection Items	
roof exterior	<p>no significant defects</p> <ul style="list-style-type: none"> <li>concrete tile roof covering</li> <li>the condition of the tiled roof covering is commensurate with the age of construction, on older roofs over time, tiles and pointing can crack and there may be corner breakages, sometimes flashings may need to be repositioned. No leakage was detected at the time of inspection</li> </ul>
gutters and downpipes	no significant defects
eaves, fascia and barge ends	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>separation of the mitred corners was identified in some areas, we recommend repairs or sealing of these gaps to prevent deterioration</li> <li>there is timber decay in the fascia boards</li> <li>damage in the area/s noted appears to be moderate</li> <li>generally, fascia boards, eaves and barge ends require painting</li> </ul>
wall construction exterior	<p>no significant defects</p> <ul style="list-style-type: none"> <li>brick veneer construction. For more information: visit <a href="http://residentialreports.com.au">residentialreports.com.au</a>, click on 'resource library' and refer to the publication - Brick Veneer Walls</li> </ul>
doors and windows external	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>the laundry door has deteriorated due to exposure to the elements</li> </ul>
floor construction	<p>no significant defects</p> <ul style="list-style-type: none"> <li>concrete slab to the ground floor, suspended timber to the upper level</li> <li>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</li> </ul>
driveway	no significant defects
paths and paving	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>cracking and uplifting was observed in some areas of the concrete paving</li> </ul>
steps and stairs external	no significant defects
retaining walls	no significant defects
grounds	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>evidence of timber decay (wood rot) was noted to front timber barrels, bench seat and bridge on the property damage in the area/s noted appears to be moderate</li> </ul>
swimming pool or spa	<ul style="list-style-type: none"> <li>the swimming pool, filtration equipment and safety fencing, gates and other aspects of swimming pool safety are not included in this report. A self closing, self latching gate is not present. To obtain specific information relative to these items and advice regarding optimum pool safety barrier systems it will be necessary to commission an inspection by a suitably qualified technician. Safety requirements are not related to the specifications contained in the current Building Code of Australia</li> <li>For more information: visit <a href="http://residentialreports.com.au">residentialreports.com.au</a>, click on 'resource library' and refer to the publication - Swimming Pool and Spa Regulations &amp; Swimming Pool and Spa Safety</li> </ul>

solar unit	<ul style="list-style-type: none"> <li>• 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</li> <li>• a solar hot water unit has been installed; the solar installation is not included in this inspection therefore, we do not comment on any aspect of its operation. Where solar units have been installed, we are unable to apply a condition to the area of roof covering beneath due to restricted access</li> <li>• solar pool heating has been installed to the detached metal garage roofing; the solar installation is not included in this inspection therefore, we do not comment on any aspect of its operation. Where solar units have been installed, we are unable to apply a condition to the area of roof covering beneath due to restricted access</li> </ul>
fences and gates	<p>defects have been identified</p> <ul style="list-style-type: none"> <li>• impact damage was evident to some areas of the metal fencing, repair is considered discretionary</li> <li>• one panel of the rear fencing has buckled due to uplift from the concrete path, repair is recommended</li> </ul>
other structures	<p>rear timber structure</p> <ul style="list-style-type: none"> <li>• decay to timber framing</li> <li>• damage in the area/s noted appears to be extensive</li> </ul>

<b>Subfloor</b>	
slab n/a	<ul style="list-style-type: none"> <li>• not applicable, slab on fill construction</li> </ul>

<b>Garage</b>	
description	<ul style="list-style-type: none"> <li>• the garage is under the roof line</li> </ul>
roof exterior	<p>good</p> <ul style="list-style-type: none"> <li>• concrete tile roof covering</li> </ul>
gutters and downpipes	<p>good</p>
wall construction exterior	<p>good</p> <ul style="list-style-type: none"> <li>• brick construction</li> </ul>
floor construction	<p>good</p> <ul style="list-style-type: none"> <li>• concrete slab construction</li> <li>• there is no evidence that the floor has any significant defects, stored goods prohibit a visual inspection of some areas so it is possible that defects may be concealed</li> </ul>
doors	<p>good</p> <ul style="list-style-type: none"> <li>• three roller doors have been fitted</li> </ul>
doors and windows internal	<p>fair to good</p> <ul style="list-style-type: none"> <li>• the window glass is cracked and broken in some areas</li> </ul>
termites - garage	<ul style="list-style-type: none"> <li>• no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection</li> </ul>
wood decay - garage	<ul style="list-style-type: none"> <li>• no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection</li> </ul>
borers - garage	<ul style="list-style-type: none"> <li>• no evidence of borer damage was sighted in areas accessible at the time of the inspection</li> </ul>

<b>Metal Garage</b>	
description	<ul style="list-style-type: none"> <li>detached metal garage</li> </ul>
roof exterior	<p>good</p> <ul style="list-style-type: none"> <li>corrugated metal roof covering</li> </ul>
gutters and downpipes	<p>fair to good</p> <ul style="list-style-type: none"> <li>gutters should be cleared of silt and debris to ensure that maximum roof drainage occurs in all weather conditions. Additionally, silt and debris may be concealing rust or defects</li> </ul>
wall construction exterior	<p>good</p> <ul style="list-style-type: none"> <li>metal cladding</li> </ul>
floor construction	<p>good</p> <ul style="list-style-type: none"> <li>concrete slab construction</li> </ul>
doors	<p>good</p> <ul style="list-style-type: none"> <li>one roller door has been fitted</li> </ul>
doors and windows internal	<p>good</p>
termites - garage	<ul style="list-style-type: none"> <li>no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection</li> </ul>
wood decay - garage	<ul style="list-style-type: none"> <li>no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection</li> </ul>
borers - garage	<ul style="list-style-type: none"> <li>no evidence of borer damage was sighted in areas accessible at the time of the inspection</li> </ul>

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

<b>Deck/ Balcony Master Bedroom</b>	
decking timbers	<p>fair to poor</p> <ul style="list-style-type: none"> <li>• decking timbers are deteriorated, significant repairs or replacement are required</li> <li>• oiling or staining may be a consideration</li> </ul>
deck support posts	<p>no condition has been applied</p> <ul style="list-style-type: none"> <li>• the deck is cantilevered from house</li> </ul>
hand railing/balustrade	<p>poor</p> <ul style="list-style-type: none"> <li>• repairs to handrail are required</li> </ul>
structural integrity	<p>poor</p> <ul style="list-style-type: none"> <li>• where reference has been made in this report to an elevated structure such as a deck balcony or verandah, it is important to note that we are not Structural Engineers and accordingly our advice is limited. Any opinion relating to structural integrity is relative to weight loadings typical of a normal household event. Prior to loading the structure beyond normal which may occur at a larger gathering, we recommend that professional advice be obtained to determine that the structure will safely cope with the weight loading. Additionally, the structure should be regularly inspected to ensure that structural integrity is maintained</li> <li>• the structure requires repairs to maintain structural integrity</li> </ul>
termites - deck pergola	<ul style="list-style-type: none"> <li>• no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection</li> </ul>
wood decay - deck pergola	<ul style="list-style-type: none"> <li>• evidence of wood decay fungi (wood rot) was found was found in, but not necessarily limited to, the areas noted below;</li> <li>• floor framing</li> <li>• balustrades/handrails, repair or replacement is required</li> <li>• areas of the decking boards</li> <li>• damage in the area/s noted appears to be extensive</li> </ul>
borers - deck pergola	<ul style="list-style-type: none"> <li>• no evidence of borer damage was sighted in areas accessible at the time of the inspection</li> </ul>

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

## TIMBER PEST - OVERVIEW & RECOMMENDATIONS

Overall risk - pest	<ul style="list-style-type: none"> <li>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</li> </ul>
Evidence of timber pests	<ul style="list-style-type: none"> <li>no evidence of active subterranean termites (live species) was found at the time of our inspection</li> <li>evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection</li> </ul>
Evidence of a termite nest	<ul style="list-style-type: none"> <li>no, please read the report in full</li> </ul>
Evidence of a pest treatment	<ul style="list-style-type: none"> <li>we found no evidence of any recent termite treatment or durable notice at the time of inspection</li> </ul>
Pest treatment required?	<ul style="list-style-type: none"> <li>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.</li> </ul>
We recommend pest inspections are conducted every:	<ul style="list-style-type: none"> <li>6 to 12 months</li> </ul>
Drainage and ventilation	<ul style="list-style-type: none"> <li>not applicable, slab on fill construction</li> </ul>
Mould	<ul style="list-style-type: none"> <li>mould was found in the following areas:</li> <li>mould noted to the ensuite walls</li> </ul> <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><b>Were the weep holes clear allowing the free flow of air?</b></p> <ul style="list-style-type: none"> <li>yes</li> </ul> <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><b>Is the slab edge exposed?</b></p> <ul style="list-style-type: none"> <li>no, not applicable as construction is an infill slab</li> </ul> <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) cont.	<p><b>In our opinion the termite shields appear to be:</b></p> <ul style="list-style-type: none"> <li>not applicable, concrete slab construction</li> </ul> <p>Termite Shields should be in good order so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered or sealed with an approved sealant as per AS 3660 during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. Other physical shield systems are not visible to inspection and no comment is made on such systems.</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><b>Is there a need for work to be carried out?</b></p> <ul style="list-style-type: none"> <li>yes - hot water unit</li> </ul>
General recommendations	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>Garden beds, mulch and foliage against the structure can create conditions that are highly conducive to timber pest attack. Clearing is recommended.</li> </ul>

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
75891	brick veneer residence & arch	17/08/1989	
75891/A	pergola	01/10/1990	
75891/A	garage	01/07/1991	
75891/B	heater & hearth	16/07/1990	• the fireplace has been removed
75891/C	metal garage	28/10/1994	
75891/D	upper floor extension & upper floor deck	26/03/1996	
976209/A	solid burning fuel appliance	04/11/1997	• no plans on file for plan 976209/A
022298/A	swimming pool	04/09/2003	
	front water feature and bridge		• no approval is required if the depth of the water in the pond does not exceed 300mm
	rear garden shed and timber structure		• the dimensions of the structure are exempt from approval, however, the structure is located on an easement
	pergola enclosed (new rumpus room)		• approval is required, fully enclosed on two or mor sides & differs from approved plans

## 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](http://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.

## PROPERTY ACCESS

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

202 Ellerston Avenue Isabella Plains	
Area	Restrictions
<b>INTERIOR</b>	access during inspection of the interior of the property was restricted by: <ul style="list-style-type: none"> <li>- furniture and stored goods including in cupboards and under sink units</li> <li>- window treatments and floor coverings</li> <li>- stored goods within the dwelling</li> </ul>
<b>SUBFLOOR</b>	there is no subfloor, the dwelling is constructed on a concrete slab
<b>ROOF CAVITY</b>	our inspection of the roof cavity was restricted by: <ul style="list-style-type: none"> <li>- low clearances</li> <li>- insulation covering the ceiling framing</li> <li>- duct work</li> </ul>
<b>ROOF EXTERIOR</b>	roof exterior: <ul style="list-style-type: none"> <li>- safe access considerations required a top of ladder inspection for some areas and ground level inspection for the height restricted areas</li> </ul>
<b>GROUNDS &amp; EXTERNAL STRUCTURES</b>	access to the inspection of grounds/external structures was restricted by: <ul style="list-style-type: none"> <li>- vegetation restricted visual inspection to some areas</li> </ul>

## 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, perpend, 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. Repairation 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 (*Hylotrupes bujulus* Linnaeus) are excluded from the inspection due to the extreme difficulty in locating the small colonies. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

**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 *Calymmoderus 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

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<b>Policy Number</b>	BP20200022
<b>Item 1 The Insured:</b>	Residential Reports Pty Ltd
<b>Item 2 Address:</b>	35 Poynton Street HUGHES ACT 2805
<b>Item 3 Professional Services covered by this policy:</b>	Pre Purchase Building Inspections (AS4349.1) Special Purpose Building Inspections Energy Rating Reports Urban Pest Management Termite Management including inspections - existing buildings and structures (AS3880.2) Timber Pest Inspections (AS4349.3)
<b>Item 4 Description of the Policy:</b>	Professional Indemnity & Broadform Liability (CGU PIB 03-17)
<b>Item 5 Period of Insurance:</b>	From 20/07/2025 To 4.00 pm on 20/07/2026
<b>Item 6 Particulars of Risk:</b>	
	<b><u>Civil Liability Professional Indemnity</u></b>
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
	<b><u>Public Liability</u></b>
6.4 Sum Insured	\$20,000,000
6.5 Excess	\$2,500
<b>Date and Place of Issue</b>	21/07/2025 Melbourne, Victoria

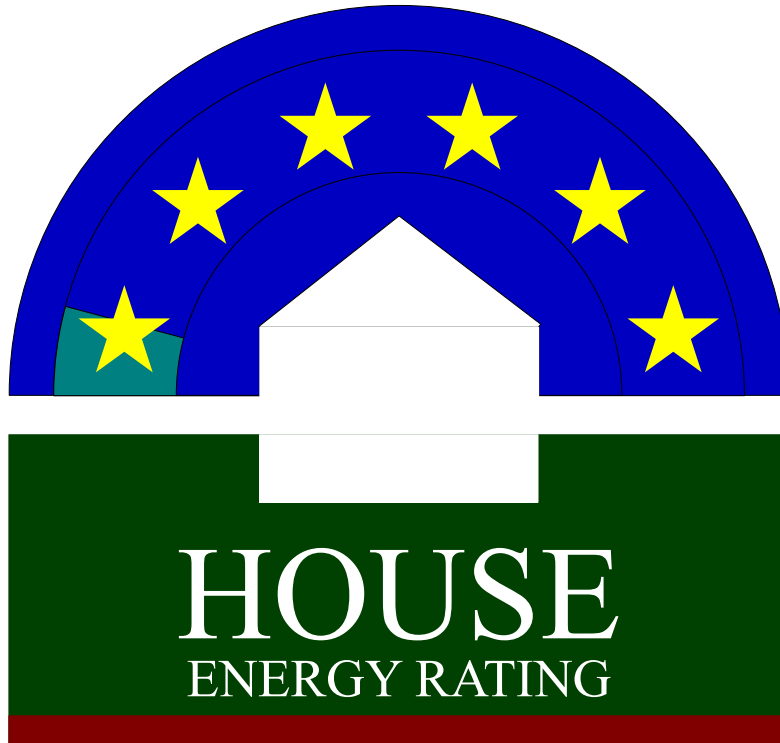
Signed for and on behalf of Insurance Australia Limited ABN 11 000 016 722



Najibi Blisso, Manager

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

# FirstRate Report



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

**.5 STARS**

**SCORE: -75 POINTS**

**Name:** J Davenport & S Maddocks

**Ref No:** 44974

**House Title:** Block 6, Section 803

**Date:** 05-11-2025

**Address:** 202 Ellerston Avenue


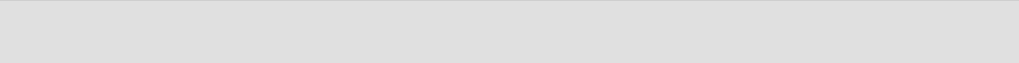
Isabella Plains

2905

**Reference:** C:\...\ELLERSTON AVENUE ISABELLA PLAINS 202

## 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	-75											
Potential	17											

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

### Design options

### Additional points

Change added wall insulation	R 2.5	34
Change added floor insulation	R 2.5	4
Change glass to Double Glazing	100 %	18
Change curtain to Heavy Drapes & Pelmet		32
Add northerly blinds	100 %	1
Seal Exhaust fans		2
Seal Internal Doors		2

FirstRate Mode
Climate: 24


**RATING SUMMARY for: Block 6, Section 803, 202 Ellerston Avenue, Isabella Plains**

Assessor's Name: Lindsay Collison

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>6</b>	<b>0</b>	<b>7</b>
Surface Area:	5	Insulation:	3			
<b>WALL</b>				<b>-35</b>	<b>0</b>	<b>-35</b>
Surface Area:	-22	Insulation:	-13	Mass:	0	
<b>FLOOR</b>				<b>8</b>	<b>0</b>	<b>8</b>
Surface Area:	0	Insulation:	-2	Mass:	10	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>2</b>	<b>0</b>	<b>2</b>
Fire Place	22 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	24 %			
Exhaust Fans	28 %	Doors	17 %			
Down Lights	0 %	Gaps (around frames)	9 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-48</b>	<b>-17</b>	<b>-65</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>NNE</b>	24	18%	-43	30	-10	-23
<b>ESE</b>	2	2%	-1	1	0	-1
<b>SSW</b>	18	14%	-34	10	-5	-30
<b>WNW</b>	8	6%	-14	4	-1	-12
<b>Total</b>	53	39%	-93	45	-17	-65

\* 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 -3 points

			Winter	Summer	Total
<b>RATING</b>		<b>SCORE</b>	<b>-68</b>	<b>-16</b>	<b>-75*</b>

\* includes 8 points from Area Adjustment

# Detailed House Data

## House Details

ClientName J Davenport & S Maddocks  
HouseTitle Block 6, Section 803  
StreetAddress 202 Ellerston Avenue  
Suburb Isabella Plains  
Postcode 2905  
AssessorName Lindsay Collison  
FileCreated 05-11-2025  
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	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	45.5m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	68.0m <sup>2</sup>
3	Timber	NA	Yes	No	No	Carp	R0.5	35.6m <sup>2</sup>
4	Timber	NA	Yes	No	No	Tiles	R0.5	4.6m <sup>2</sup>

## 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	48.5m	2.4m
2	Brick Veneer	No	R1.0	32.2m	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	R3.0	113.5m <sup>2</sup>

## 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 &amp; Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	NNE	2.1m	1.8m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.1m
2	NNE	2.1m	0.4m	No	SGT	TIMB	NC	No	2.6m	2.6m	0.1m
3	NNE	2.1m	2.7m	No	SG	ALSTD	HB	No	2.1m	2.1m	0.1m
4	SSW	2.1m	1.8m	No	SG	ALSTD	HD	No	5.2m	0.6m	0.1m
5	SSW	1.0m	1.5m	No	SG	ALSTD	HB	No	5.5m	0.6m	0.1m
6	WNW	2.1m	1.8m	No	SG	ALSTD	HB	No	2.1m	0.6m	0.1m
7	WNW	1.2m	1.5m	No	SG	ALSTD	OW	No	2.1m	0.6m	0.1m
8	SSW	1.2m	1.5m	No	SG	ALSTD	OW	No	0.0m	0.0m	0.0m
9	ESE	0.9m	0.6m	Yes	SG	TIMB	NC	No	0.6m	0.6m	0.1m
10	ESE	1.0m	0.6m	Yes	SGT	ALSTD	NC	No	0.0m	0.0m	0.0m
11	ESE	1.0m	1.2m	Yes	SGT	ALSTD	NC	No	0.0m	0.0m	0.0m
12	NNE	1.2m	1.6m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.1m
13	NNE	1.2m	1.6m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.1m
14	NNE	1.2m	1.6m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.1m
15	NNE	1.2m	1.6m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m
16	SSW	1.6m	2.4m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m
17	WNW	2.1m	1.0m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m
18	SSW	2.1m	1.6m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m
19	SSW	2.1m	1.8m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m
20	NNE	2.1m	3.1m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.1m

## 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>
2	NNE	2.1m	0.4m	0.0m	0.0m	0.0m	0.0m	0.5m	0.0m	2.1m	0.8m
3	NNE	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.6m	3.3m
4	SSW	2.1m	1.8m	2.0m	5.2m	3.2m	-0.8m	5.2m	0.8m	5.2m	0.5m
5	SSW	1.0m	1.5m	0.0m	0.0m	0.0m	0.0m	5.5m	0.4m	5.5m	0.2m
6	WNW	2.1m	1.8m	2.1m	2.1m	5.6m	-3.7m	0.0m	0.0m	2.1m	0.0m
7	WNW	1.2m	1.5m	2.1m	2.1m	5.7m	-2.7m	0.0m	0.0m	2.1m	3.0m
17	WNW	2.1m	1.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.7m	0.2m
18	SSW	2.1m	1.6m	0.0m	0.0m	0.0m	0.0m	2.3m	0.0m	0.0m	0.0m
19	SSW	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	2.3m	3.1m	0.0m	0.0m

### Sky Light Details

<u>ID</u>	<u>Dir</u>	<u>Tilt</u>	<u>Type</u>	<u>Shade</u>	<u>Utility</u>	<u>Width</u>	<u>Length</u>
1	SW	15 degrees	Double Opal	No	No	0.0m	0.0m

### Zoning Details

Is there Cross Flow Ventilation ?      Good

### Air Leakage Details

Location      Suburban  
 Is there More than One Storey ?      Yes  
 Is the Stairwell Separated by Doors ?      Yes  
 Is the Entry open to the Living Area ?      No  
 Area of Heavyweight Mass      0m<sup>2</sup>  
 Area of Lightweight Mass      0m<sup>2</sup>

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

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

# Rater Comments

## House Details

ClientName	J Davenport & S Maddocks
HouseTitle	Block 6, Section 803
StreetAddress	202 Ellerston Avenue
Suburb	Isabella Plains
Postcode	2905
AssessorName	Lindsay Collison
FileCreated	05-11-2025

## Rater Comments

### MEASUREMENTS USED IN THIS ASSESSMENT

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

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

### DESIGN OPTIONS

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

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

### DOOR SEALS AND WEATHER STRIPS

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

### WINDOW GLAZING RATIOS

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



For any incomplete approvals please email [acbuildingconveyance@act.gov.au](mailto:acbuildingconveyance@act.gov.au) for further information on how to complete.

Drainage Plan Number: 51770

Survey: Y, 1

Comments: NO PLANS ON FILE FOR PLAN 976209/A.

## CONVEYANCING PART 2

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

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

### ASBESTOS

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

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

[www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**Please note:** Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from [ACEPDcustomerservices@act.gov.au](mailto:ACEPDcustomerservices@act.gov.au).

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

\*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?)

Search officer initials: Rebecca

Cost of application: \$ 144.79

Date completed:

05/11/2025



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

PLANS/FILE No. 5891 S.W. 8-6

Received Building Section 0-8

46-13-0289 96°47'10" 589-5

4.75 293°  
3.0 WIDE

ACT S.W.G. Easement  
REGULATIONS

CANBERRA SEWERAGE AND WATER SUPPLY  
THIS PLAN INCLUDES WORK SUBJECT TO THE ABOVE  
REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED  
PLUMBER/RAINER.



CHECK WITH ACTEW FOR  
POSITION & SPEC. FOR  
UNDERGROUND SERVICE

35.06

590

APPROVED FOR CONSTRUCTION BY THE HOLDER  
OF A CLASS OF RESIDENCE  
CLASS OF RESIDENCE: RESIDENCE 1  
RESIDENCE OUTBUILDING

BUILDING (DESIGN AND CONSTRUCTION)  
ORDINANCE 1984 AS AMENDED  
APPROVAL GRANTED

23 MAR 1989

INTERIM TERRITORY  
PLANNING AUTHORITY

DEPUTY BONDING CONTROLLER

VALUATION \$65,000.00

THIS APPROVAL DOES NOT  
SUPERSEDE THE REQUIREMENTS OF  
THE ACT BUILDING MANUAL

NOTE!  
ALL DIMENSIONS, LEVELS, ASPECTS  
ETC. TO BE VERIFIED ON SITE BY  
BUILDER/OWNER BEFORE COMMENCING  
CONSTRUCTION.

8.0

1.8

A 23-23

C23-215 108°54'

S.W. sump

ACTEA transformer

ELLERSTON

up right

kerb

AVENUE

SITE PLAN

2.3

Driveway constructed  
by commonwealth.

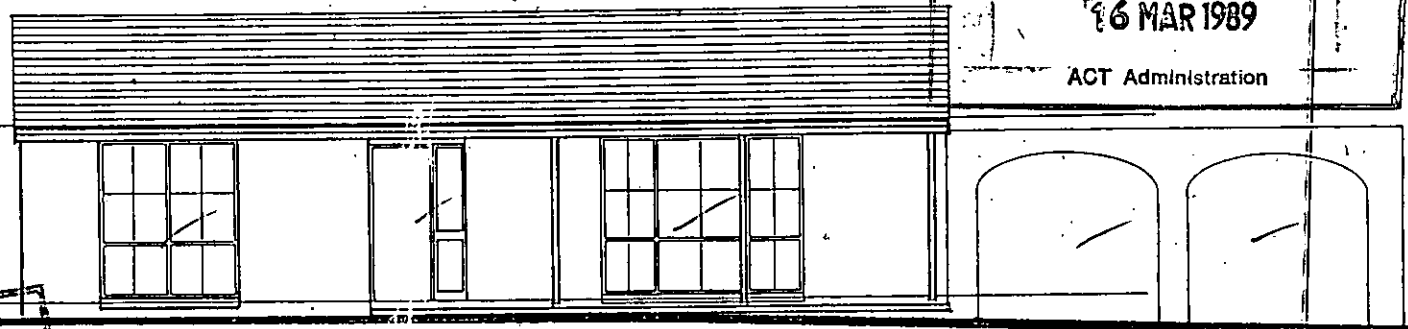
4.0

6.0

PROPOSED RESIDENCE  
Block 6 Section 803 Isabella Pln  
I. Gasparovic

SCALE 1:200  
DATE March 1989  
DRAWN J.A. Bunfield

16 MAR 1989



REINFORCE BRICKWORK ABOVE ARCHES

E. ELEVATION

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19  
5610

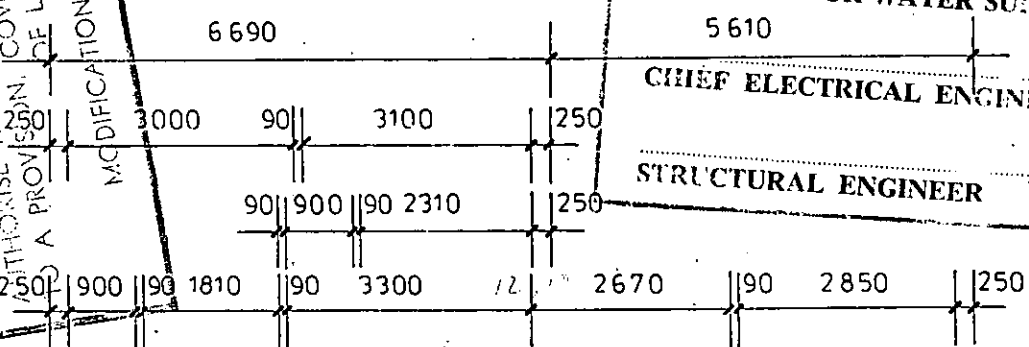
CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER / /19

*SP*

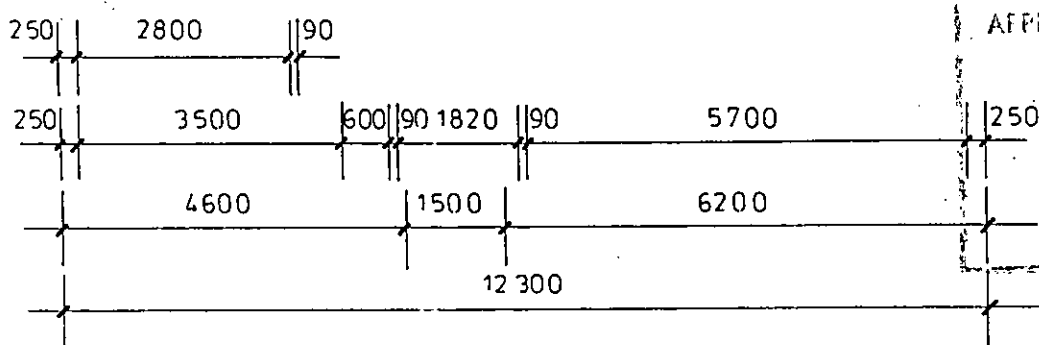
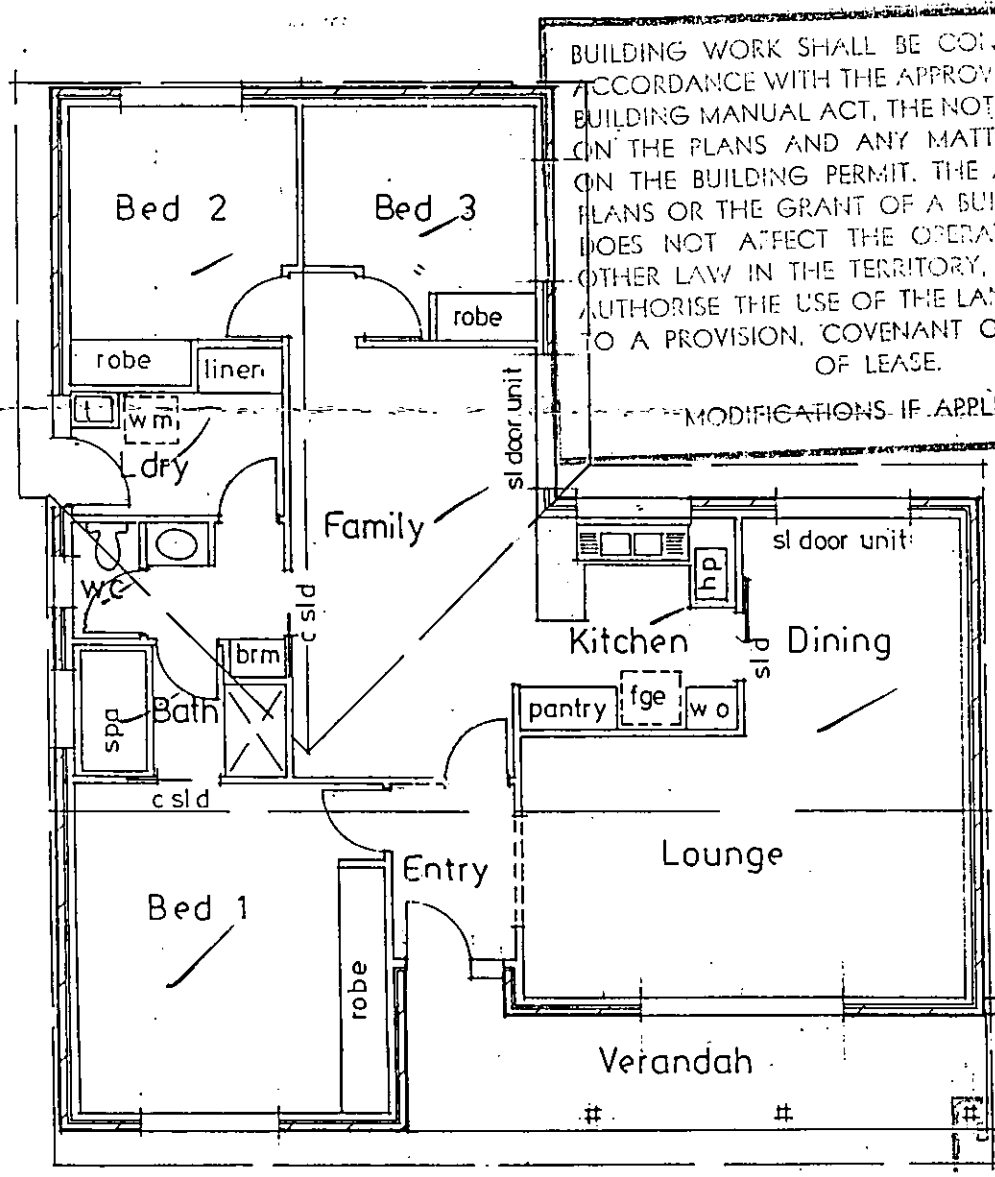
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND BUILDING MANUAL ACT, THE NOTATIONS AND BUILDING MANUAL ACT, THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY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

MODIFICATIONS IF APPLICABLE



BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND BUILDING MANUAL ACT, THE NOTATIONS AND BUILDING MANUAL ACT, 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



BUILDINGS DESIGN AND DRAWING  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED

23 MAR 1989

*Max Tomovic*  
INTERIM TERRITORY 230  
PLANNING AUTHORITY

ACT BUILDING CONTROL

Lodged 6/3/89

Sent / /

to

ITPA  Gen Works

Elect  Water

Struct  Redevel

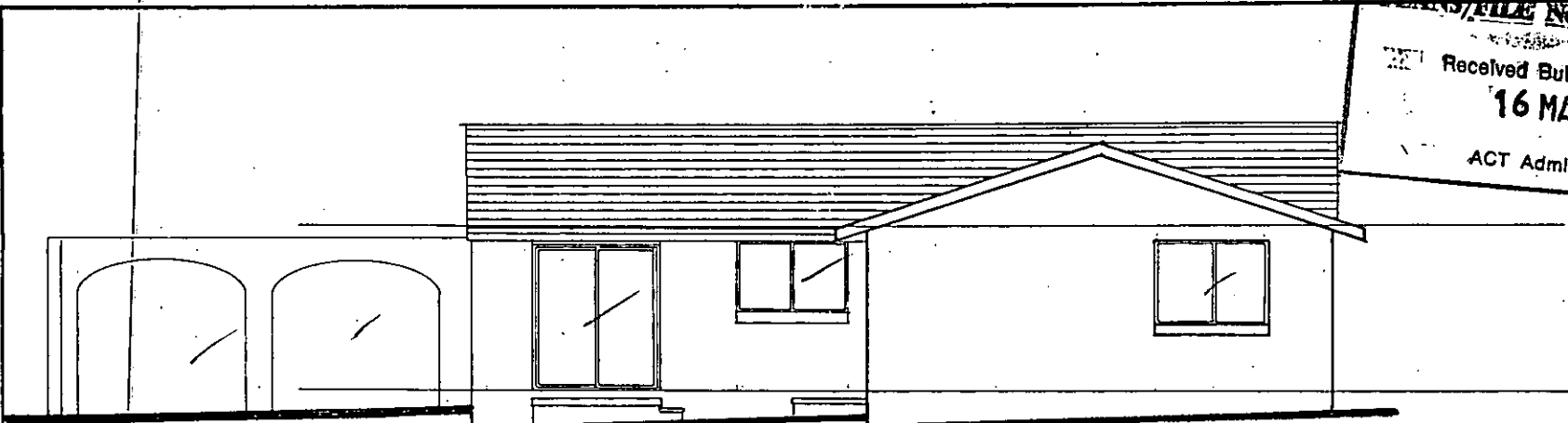
Other

DUP AREA Residence 127-5 sq m  
Verandah 11-55 sq m

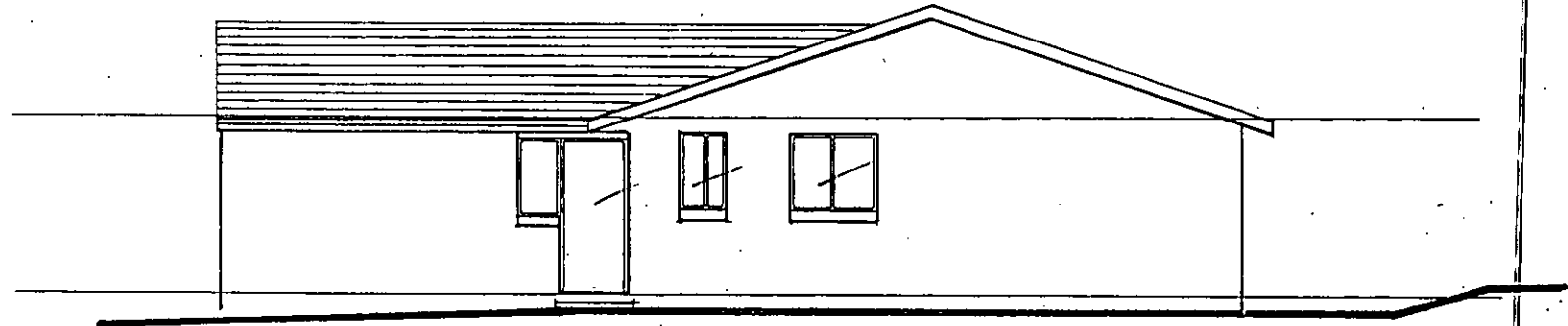
NOTE!  
ALL DIMENSIONS, LEVELS, ASPECTS ETC. TO BE VERIFIED ON SITE BY BUILDER/OWNER BEFORE COMMENCING CONSTRUCTION.

J.A.B. DRAFTING SERVICE 4 PHELAN PLACE WANNIASSA Ph 31 0629	
PROPOSED RESIDENCE	SCALE 1:100
Block 6 Section 803 Isabella Pln	DATE March 1989
I Gasparovic	DRAWN J.A. Bunfield
	DWG NO 2
	JOB NO 1569

PLANS/FILE No. 75891  
 Received Building Section  
 16 MAR 1989  
 ACT Administration

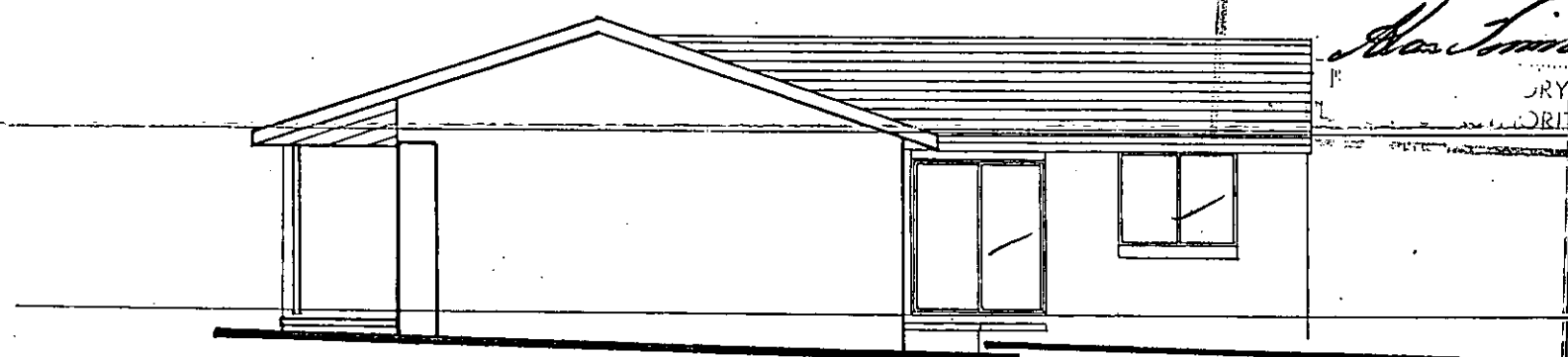


S. W. ELEVATION



S. E. ELEVATION

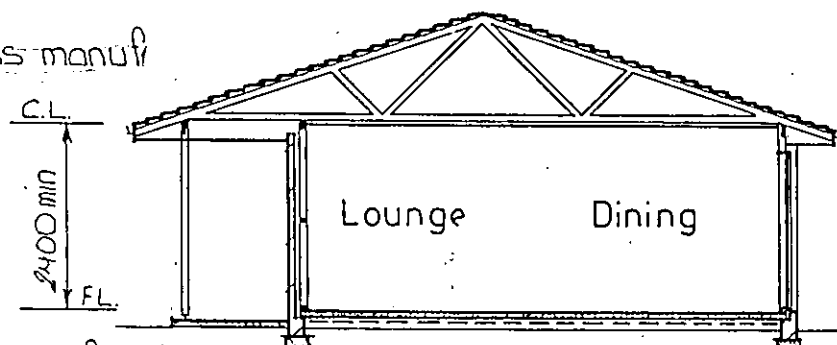
BUILDINGS (DESIGN AND SITING)  
 ORDINANCE 1964 AS AMENDED  
 APPROVAL (.....) TED  
 23 MAR 1989  
*Alan Tomlinson*  
 JURY  
 AUTHORITY



N. W. ELEVATION

CONSTRUCTION MUST COMPLY  
 WITH A.S. 1684.—1979  
 TIMBER FRAMING CODE  
 AND RELEVANT SUPPLEMENTS

18.4° roof pitch  
 Conc. roof tiles as selected.  
 Prefabricated roof trusses at max  
 900 cts.  
 Intel sizes as per truss manu  
 charts.



90x35 pine plates & noggings. Provide  
 double top plates to load bearing  
 walls.  
 90x35 pine studs at 450 cts to load  
 bearing walls & at 600 cts to non-  
 load bearing walls  
 Plasterboard internal wall & ceiling  
 lining  
 Cement sheet internal wall lining to  
 wet areas.  
 Face brick external skin as selected

100mm conc floor slab reinf with F62 mesh.  
 Provide continuous damp proof membrane  
 under slab on 50mm sand & 100mm hard core  
 fill

If fill under slab exceeds 400mm provide  
 230x230 bk piers under slab at 1500 cts plus SECTION  
 extra layer F62 mesh in slab.

310x250 conc footings reinf with F8(3bar)  
 trench mesh top & btm under 110 bk walls.  
 300x300x450 conc pad footings under  
 verandah posts.  
 All footings to be taken down to solid  
 ground

NOTE!  
 ALL DIMENSIONS, LEVELS, ASPECTS  
 ETC. TO BE VERIFIED ON SITE BY  
 BUILDER/OWNER BEFORE COMMENC-  
 ING CONSTRUCTION.

J.A.B. DRAFTING SERVICE 4 PHELAN PLACE WANNIASSA Ph 31 0629	
PROPOSED RESIDENCE	SCALE 1:100
	DATE March 1989
Block 6 Section 803 Isabella Pln I. Gasparovic	DRAWN J.A. Binfield
	DWG NO 3 JOB NO 1569



# Certificate of Occupancy or Use

13

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

.....  
*Pergola Only*  
.....

situated at

Block <i>6</i>	Section <i>803</i>	Division <i>Isabella</i>
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. <i>75981/A</i>		
Type of construction* <i>NA</i>	Class of occupancy* <i>10</i>	(*as defined in the Building Manual A.C.T.)
Permit No. <i>119136</i>	Name of permit holder <i>Jaensch R</i>	

Endorsements

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

<i>80934</i>	<i>[Signature]</i> Deputy Building Controller	<i>1/7/91</i> Date
--------------	--	-----------------------



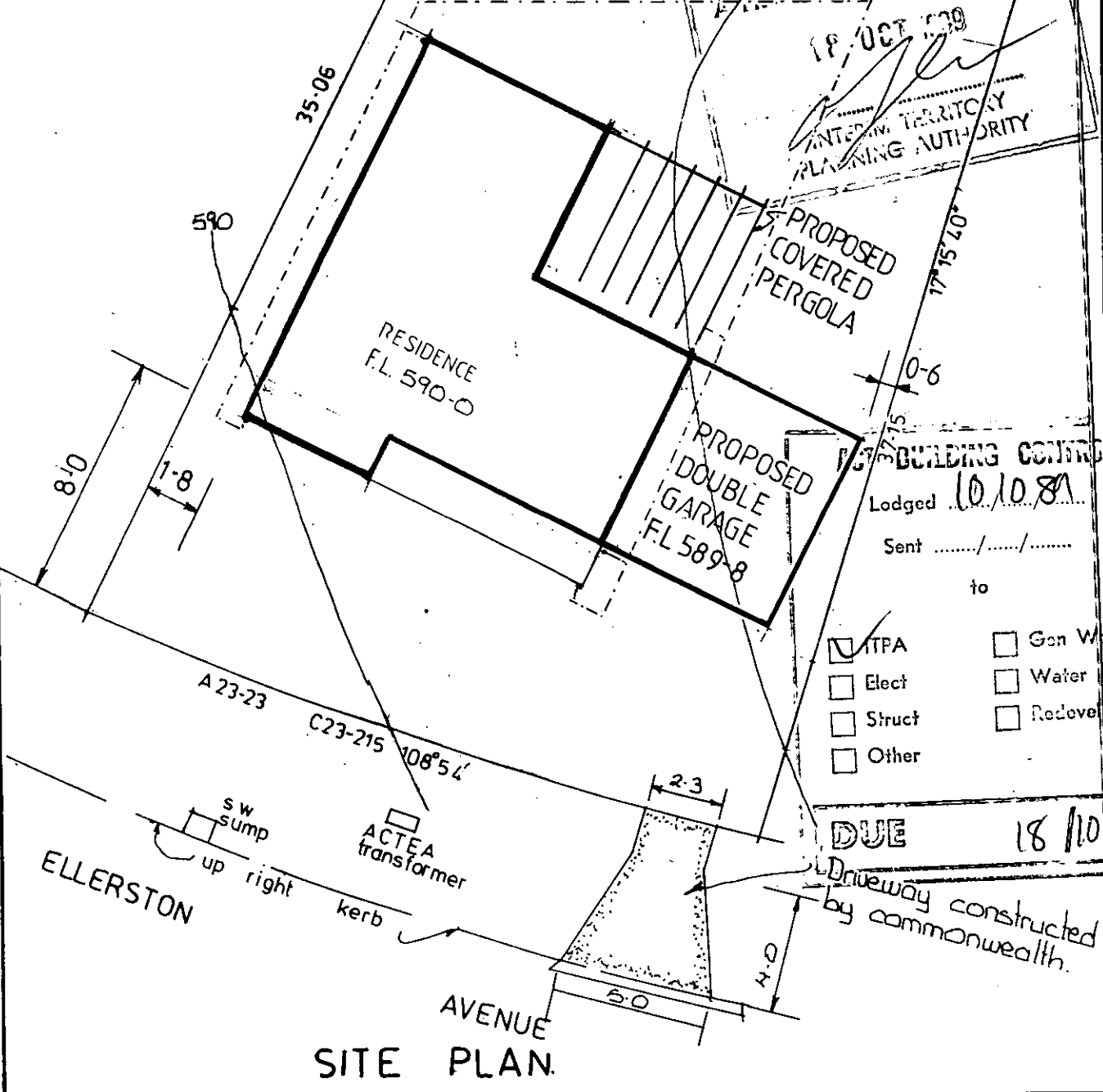
5/2

PLANS/FILE No. S.W.T. 3-6  
75891/A D. O-8  
Received Building Section 589-5  
13-02 90 DEC 96 10  
SWGE ACT Administration

2/5  
18

DEPARTMENT RECORDS INDICATE THAT PORTION OF THE EXISTING SANITARY DRAINAGE SERVICE WILL BE UNDER THE PROPOSED STRUCTURE PROVIDED THE MINIMAL COVER IS MAINTAINED OVER THE PIPES NO FURTHER ACTION IS NECESSARY

BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1984 AS AMENDED  
APPROVAL GRANTED  
18 OCT 1989  
INTERIM TERRITORY  
PLANNING AUTHORITY



BUILDING CONTROL  
Lodged 10/10/89  
Sent ...../...../.....  
to

- TPA
- Elect
- Struct
- Other
- Gen Works
- Water
- Remove

DUE 18/10/89

Driveway constructed by commonwealth.

PROPOSED GARAGE & PERGOLA  
Block 6 Section 803 Isabella Pln

SCALE 1:200  
DATE SEPT 1989  
DRAWN J.A. Bunfield.

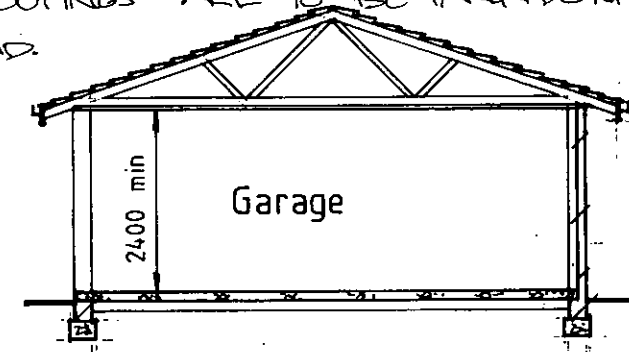
BUILDINGS (DESIGN AND SITING)  
 ORDINANCE 1984 AS AMENDED  
 APPROVAL GRANTED  
 18 OCT 1989  
 5610  
 INTERIM TERRITORY  
 PLANNING AUTHORITY

3/5/89  
 PLANS/FILE No. 7589/A  
 Received Building Section  
 10 OCT 1989  
 ACT Administration

Submit Certification from timber roof  
 truss manufacturer stating that fabri-  
 cated trusses complies with relevant  
 Australian Standards.

GARAGE CONSTRUCTION  
 ROOF PITCH TO MATCH EXISTING.  
 CONC ROOF TILES TO MATCH EXISTING.  
 PREFABRICATED ROOF TRUSSES @ MAX 900cbs.

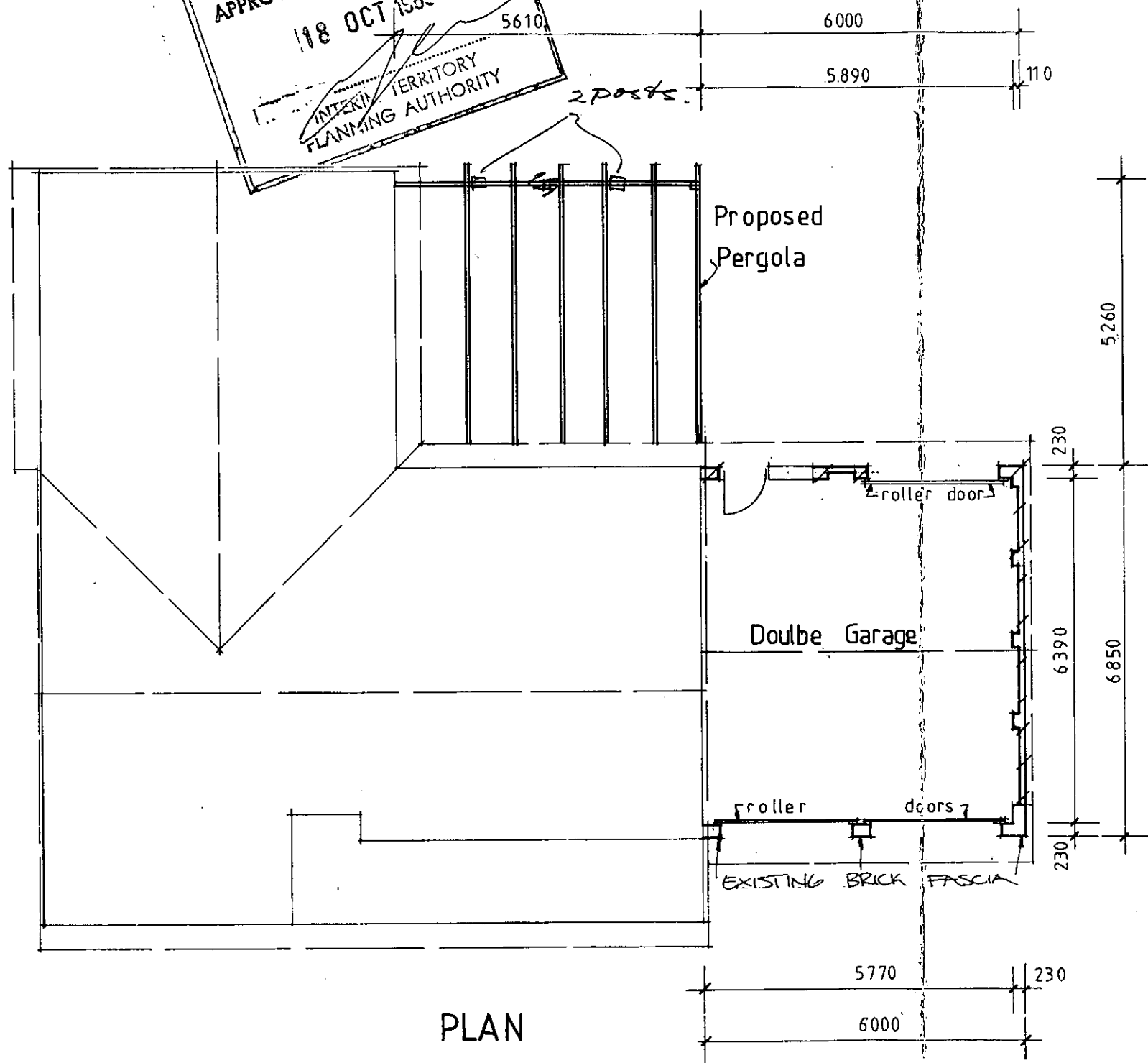
FACE BRICK WORK TO MATCH EXISTING.  
 310x250 CONC FOOTINGS REINF F8(3BAR) TRENCH MESH  
 TOP & BOTTOM  
 ALL FOOTINGS ARE TO BE TAKEN DOWN TO SOLID  
 GROUND.



SECTION THRU GARAGE

100mm CONC SLAB REINF WITH F62 MESH  
 PROVIDE UNDER SLAB 50mm SAND & 100mm HARD  
 CORE FILL.  
 IF FILL UNDER SLAB EXCEEDS 400mm PROVIDE  
 230x230 BRICK PIERS UNDER SLAB @ 1500cbs  
 PLUS EXTRA LAYER F62 MESH IN SLAB.

*June Voveris  
 W 405333  
 H 821269*



PLAN

JA:B=DRAFTING-SERVICE-4-PHELAN PLACE-WANNIASSA Ph.31 0629			
PROPOSED GARAGE & PERGOLA		SCALE	1:100
		DATE	SEPT 1989
Block 6 Section 803 Isabella Plns		DRAWN	R.C.M
		DWG NO	JOB NO
		2	1769

FILE No. 75891A  
 Received Building Section  
 10 OCT 1989

PERGOLA CONSTRUCTION

METAL OR FIBRE GLASS ROOFING FIXED AS PER MANUFACTURER'S RECOMMENDATION

75x30 ROOF BATTENS @ 900cs.

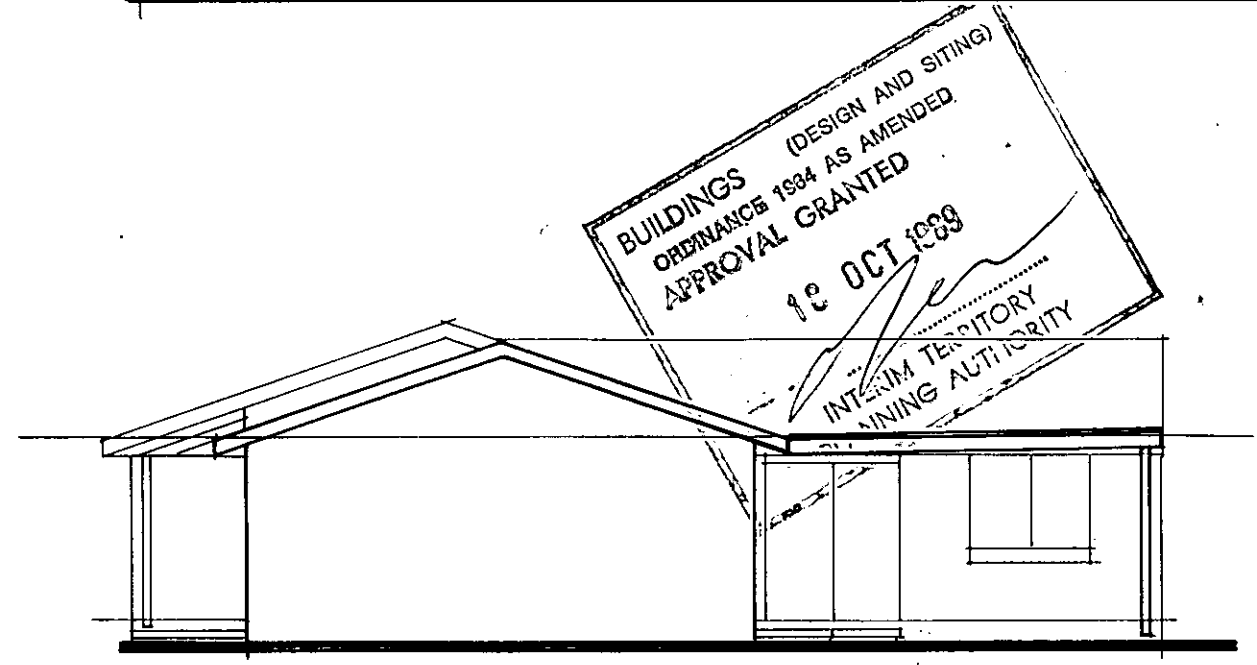
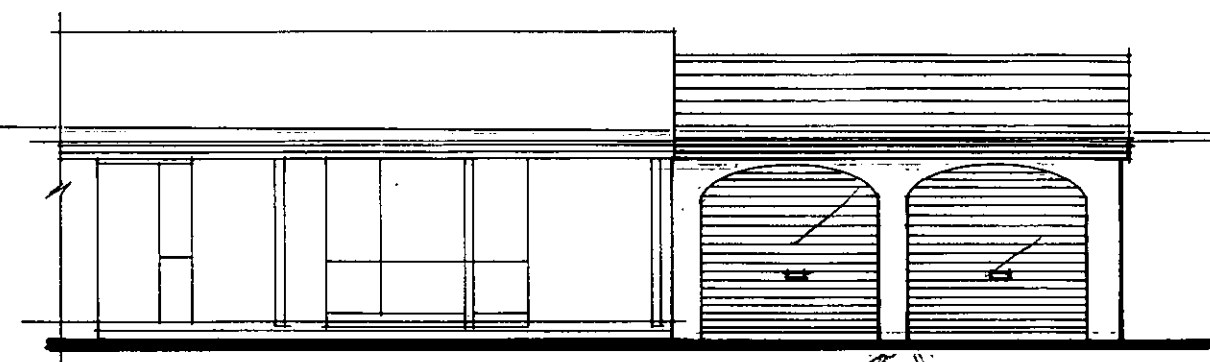
200x50 OREGON RAFTERS FIXED TO FASCIA WITH NAIL PLATE. 6.4" at 900¢ or 6.7" at 1200¢

200x50 OREGON BEAM HOUSED & BOLTED TO POSTS.

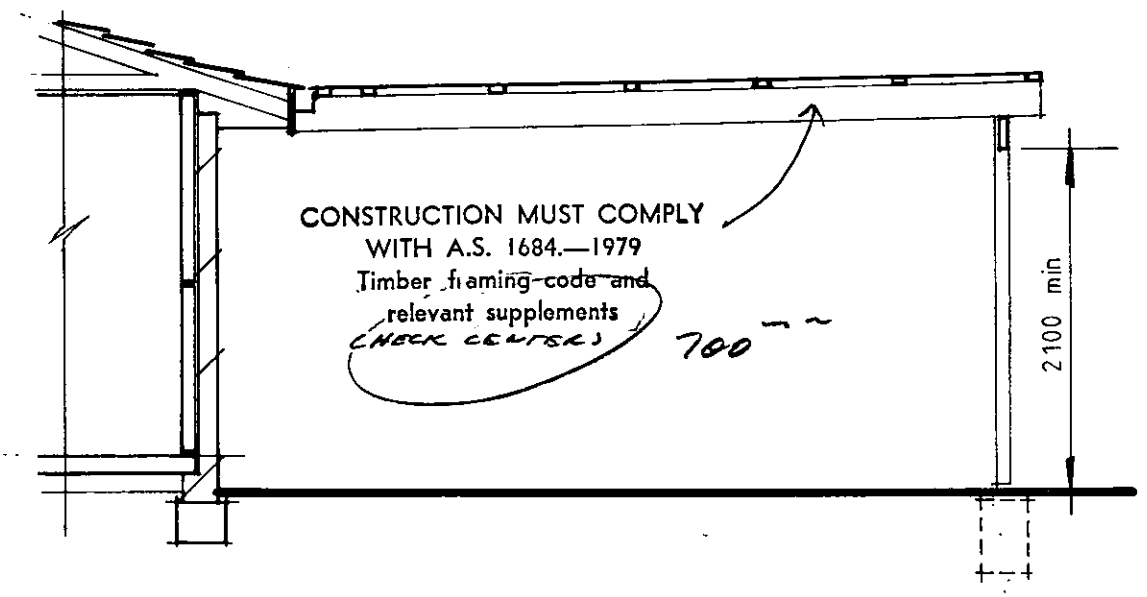
100x100 OREGON POSTS SET INTO GALV POST SHOES & SET INTO 300x300x450 CONK FOOTINGS.

ALL FOOTINGS ARE TO BE TAKEN DOWN TO SOLID GROUND.

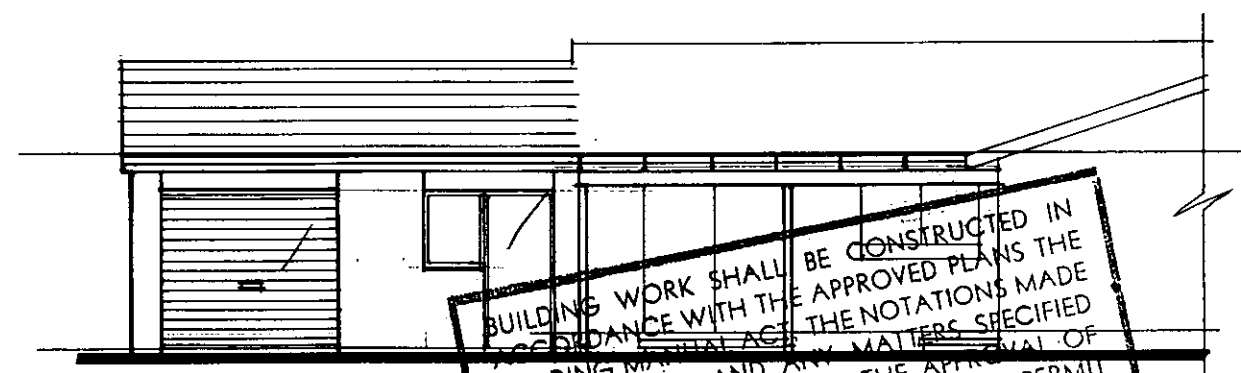
4/5  
 CB



BUILDINGS (DESIGN AND SITING)  
 ORDINANCE 1984 AS AMENDED  
 APPROVAL GRANTED  
 12 OCT 1989  
 INTERIM TERRITORY  
 PLANNING AUTHORITY



CONSTRUCTION MUST COMPLY WITH A.S. 1684-1979 Timber framing code and relevant supplements (CHECK CENTERS) 700 ~ 2100 min



BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE NOTATIONS MADE THEREON AND THE MATTERS SPECIFIED IN THE PERMIT. THE APPROVAL OF THIS 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

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

..... / /19  
 ENGINEER FOR WATER SUPPLY AND SEWERAGE

..... / /19  
 CHIEF ELECTRICAL ENGINEER

..... / /19  
 STRUCTURAL ENGINEER

J.A.B. DRAFTING SERVICE 4 PHELAN PLACE WANNASSA Ph.31.0629			
PROPOSED GARAGE & PERGOLA	SCALE	1:100 & 1:50	
	DATE	SEPT 1989	
	DRAWN	R.C.M	
Block 6 Section 803 Isabella Plns	DWG NO	JOB NO	
	3	1769	



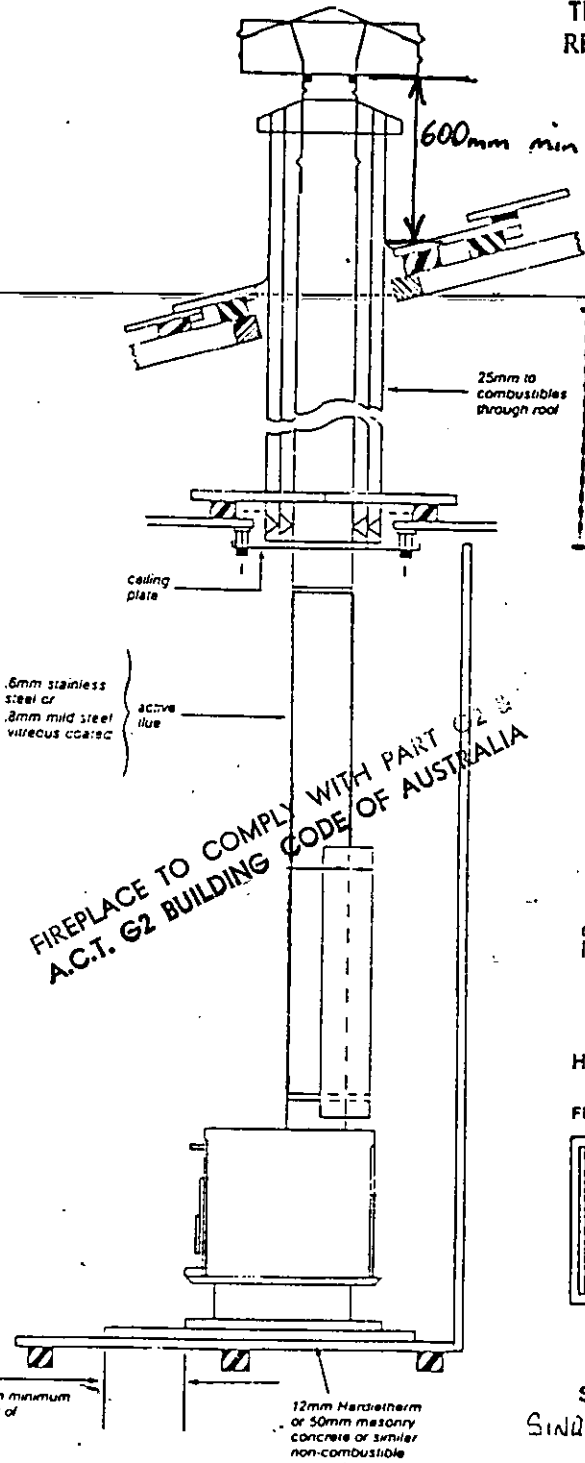
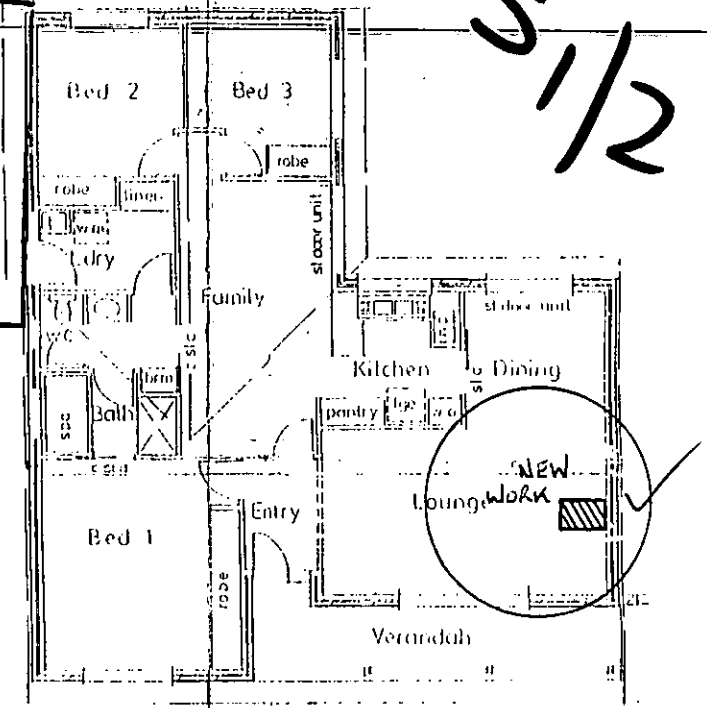
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

# SPACE HEATER NORSEMAN BY MAXIHEAT

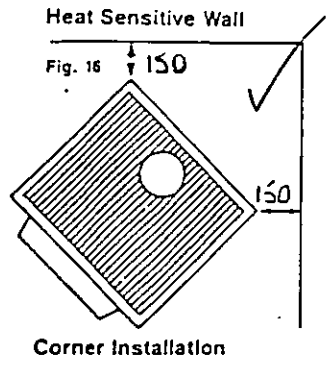
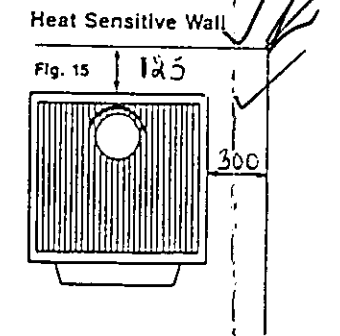
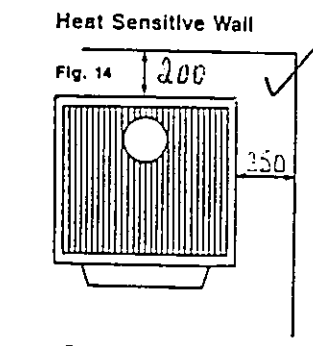
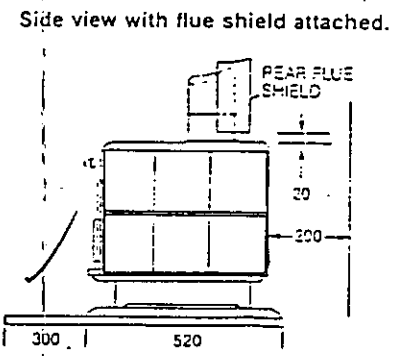
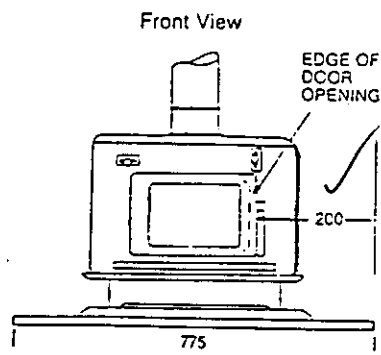
PLANS/FILE No. 7589.118  
Received Building Control  
28 MAY 1990  
ACT Administration

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A "D" CLASS LICENCE. TYPE OF CONSTRUCTION REQUIRED CLASS OF OCCUPANCY. 1  
*Mark* 13 JUN 1990  
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972.

BUILDINGS (DESIGN AND CONSTRUCTION) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED  
- 6 JUN 1990  
*[Signature]*  
INTERIM TERRITORY PLANNING AUTHORITY



FIREPLACE TO COMPLY WITH PART 02 & A.C.T. G2 BUILDING CODE OF AUSTRALIA



Standard Installation SINGLE FLUE SHIELD  
Installation with DOUBLE FLUE SHIELD  
Maxitile conforms to the requirements of Australian Standard 2918/1987

ACT BLOCKING PLAN  
Lodged *15/5/90*  
Sent ...../...../.....  
to  
 TPA  
 Elect  
 Struct  
 Other  
 Roads  
 Maintenance  
 Water  
 Redevel  
DUE / /

NOTES  
INSTALLATION TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.  
INSTALLATION TO COMPLY WITH (AS 2918/1987)  
FIREPLACE TO BE TYPE NORSEMAN BY MAXIHEAT  
INSTALLED BY KEN PERRYMAN  
FIREPLACE and HEARTH INSTALLATIONS.

PROPOSED SOLID FUEL HEATER AND HEARTH  
For 1. VOKERIS. 202. ELLERSTON AVE ISABELLA.  
BLOCK 6 SECTION 803 ISABELLA A.C.T.  
AMDCL REPORT NO  
KEN PERRYMAN.  
FIREPLACE and HEARTH INSTALLATIONS

Scale 1:20



## Certificate of Occupancy or Use

Pursuant to Part V of the Building Act 1972, the building consisting of a METAL GARAGE

situated at

Division:	Section:	Block:	Unit:
Isabella P	803	6	

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

Approved plan id's included in this certificate:

0

Project Number: 31915    Type of construction:    TRIMS Number: 75891  
Classes of occupancy: 10  
Name of Permit Holder: WEATHERSHIELD PTY LTD

Fit for occupancy or use pursuant S 53(3)

Endorsements:


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

.....  
*At Boyd*  
Deputy Building Controller

28, 10, 94  
.....  
Date

**WEATHERSHIELD PTY. LTD.**  
 A.C.N. 009 483 761  
 P.O. BOX 3050, MANUKA, A.C.T. 2600  
 Phone 289 5654

SITE PLAN FOR

*T. Voveris & J. Zouwen*  
 BLOCK *68* SECTION *803*  
 SUBURB *Isabella Plains*

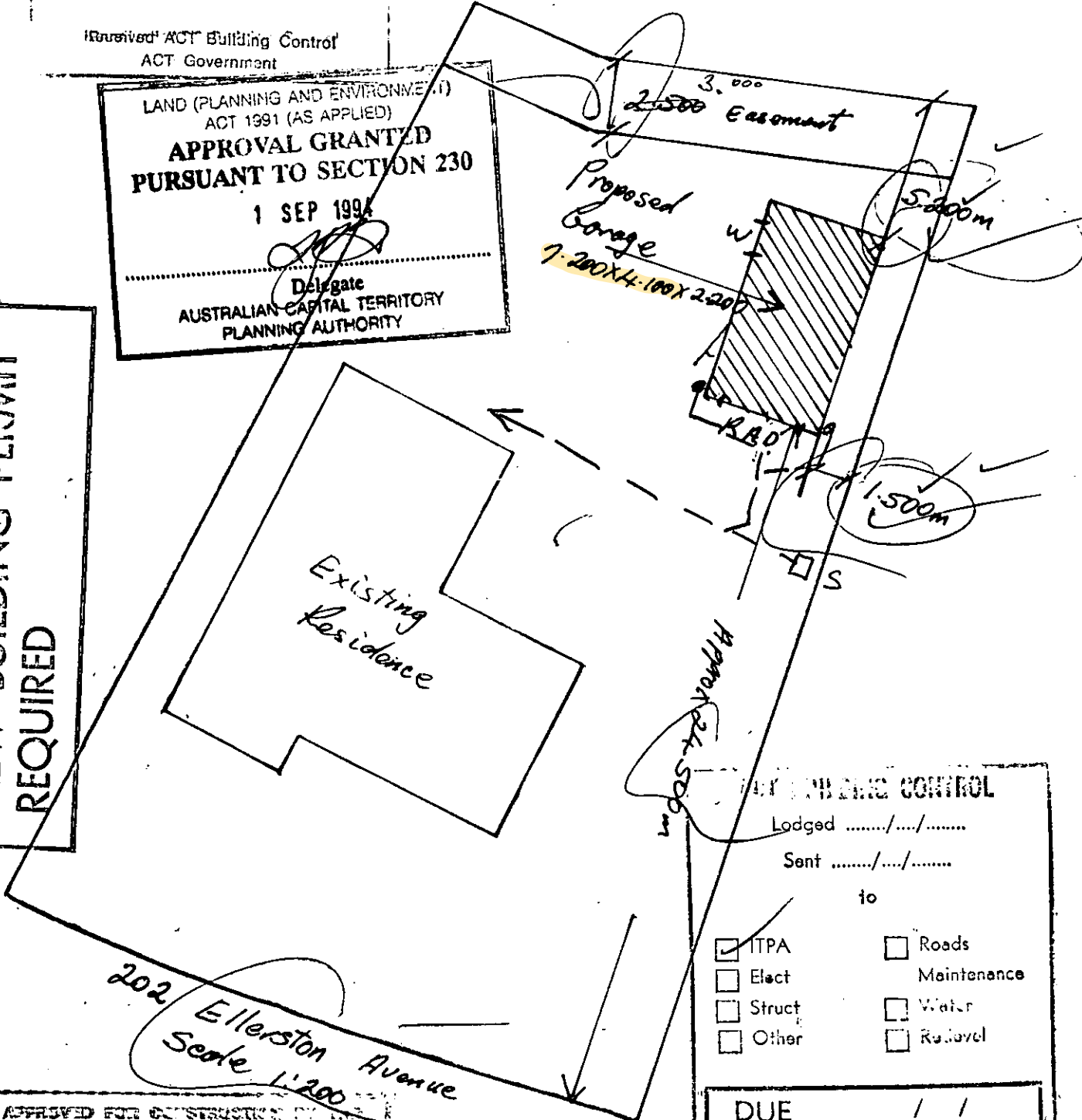
*51/2*

Plan No. *15891/C*  
 Proj No. *31915*  
 Plan Seq No. *40027*  
 PERMITS/FILE No.  
 22 AUG 1994

Received ACT Building Control  
 ACT Government

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
**PURSUANT TO SECTION 230**  
 1 SEP 1994  
 Delegate  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY

**NEW WORK -  
 NEW BUILDING PERMIT  
 REQUIRED**



**ACT BUILDING CONTROL**

Lodged ...../...../.....  
 Sent ...../...../.....  
 to

<input checked="" type="checkbox"/> ITPA	<input type="checkbox"/> Roads
<input type="checkbox"/> Elect	<input type="checkbox"/> Maintenance
<input type="checkbox"/> Struct	<input type="checkbox"/> Water
<input type="checkbox"/> Other	<input type="checkbox"/> Re-level

**DUE**     /     /

APPROVED FOR CONSTRUCTION BY  
 MEMBER OF A "D" CLASS LICENSING  
 TYPE OF CONSTRUCTION REQUIRED. *N.A.*  
 CLASS OF OCCUPANCY. *10*  
*C. Voveris* 1- SEP 1994  
 DEPUTY BUILDING CONTROLLER UNDER  
 BUILDING ACT 1972. *3180. \$*

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

*1/4*



Department of Urban Services  
ACT Building Control

# Certificate of Occupancy or Use

78

Pursuant to Part V of the Building Act 1972, the Building works consisting of

UPPER FLOOR EXTENSION AND UPPER FLOOR DECK

Situated at  
Suburb

ISABELLA PLAINS

Section

803

Block

6

Unit

and

Approved Plan No.

75891/D

Type of Construction\*

Class of Occupancy\*

39976

Permit No.

39976

Name of Permit Holder

ROBINSON BROS. P/L.

\*as defined under the Building Act 1972

is considered to be in accordance with the prescribed requirements and is certified as

- fit for occupancy or use pursuant S 53(2)
- fit for occupancy or use pursuant S 53(3)
- fit for occupancy or use pursuant S 53(4) subject to the endorsements listed below
- fit for occupancy or use of part of the building pursuant to S 53(6)
- completed pursuant to S 53(10)
- completed pursuant to S 53(11)

Endorsements pursuant to notice under Section 53(4)

89309

Deputy Building Controller

*Maughie*

2613 196

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

**This is a valuable document  
keep it in a safe place**



**Robinson Bros Building Group**  
Robinson Bros Pty Ltd  
ACN 008 560 656

**Robinson Bros Building Group**

**Office and Showroom:**  
1 Wiluna Street,  
Fyshwick ACT  
P.O. Box 88,  
Fyshwick ACT 2609  
Phone: (06) 239 2744  
Fax: (06) 280 7691



**Proposed Project**

For MR & MRS T. J. VOVERIS

Block/Lot 6 Section 803 Suburb SABELLA PLAINS

Date 24.11.95 Job No. 776 E Sheet Nos. 1

Approved Plan No.

**Check List**

Date	Stage	Name	Checked
14.11.95	Designed by	A. MacCallum	
21.11.95	Measure up	P.K. & G.V.	
24.11.95	Drawn by	G.V.	
	Checked by	A.M.	

**Amendments/Notes**

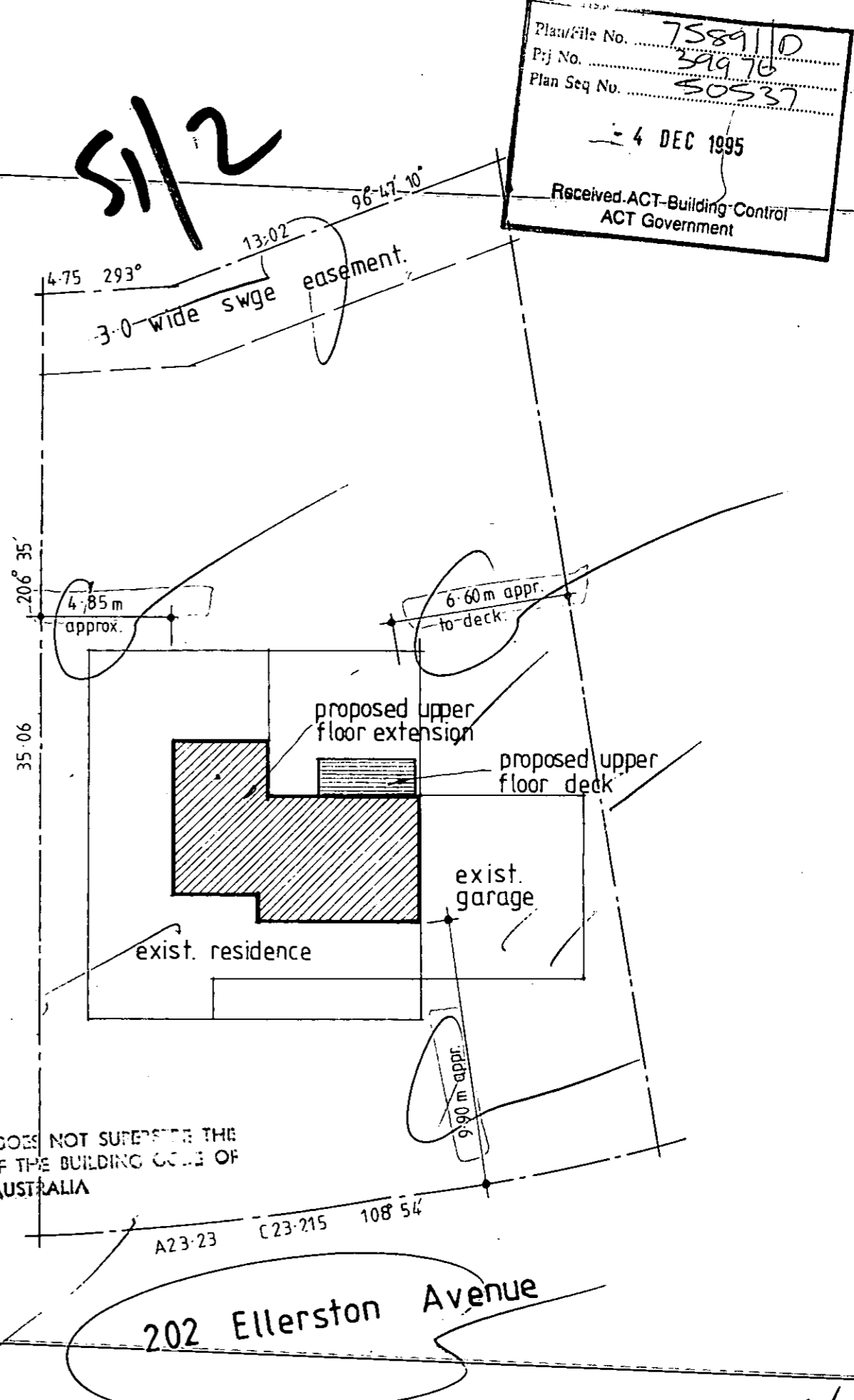
LAND (PLANNING AND ENVIRONMENT)  
ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED  
PURSUANT TO SECTION 239**  
13 DEC 1995  
*[Signature]*  
Delegate  
AUSTRALIAN CAPITAL TERRITORY  
PLANNING AUTHORITY

**NEW WORK -  
NEW BUILDING PERMIT  
REQUIRED**

terrain category 3  
connect new d.p.s to  
exist. s/water drain

- WORKS BY OWNERS
- a) CURTAINS, CARPETS & LANDSCAPING.
  - b) REM. & MAKE GOOD TO ALSONYTE ON EXIST. PERGOLA.

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



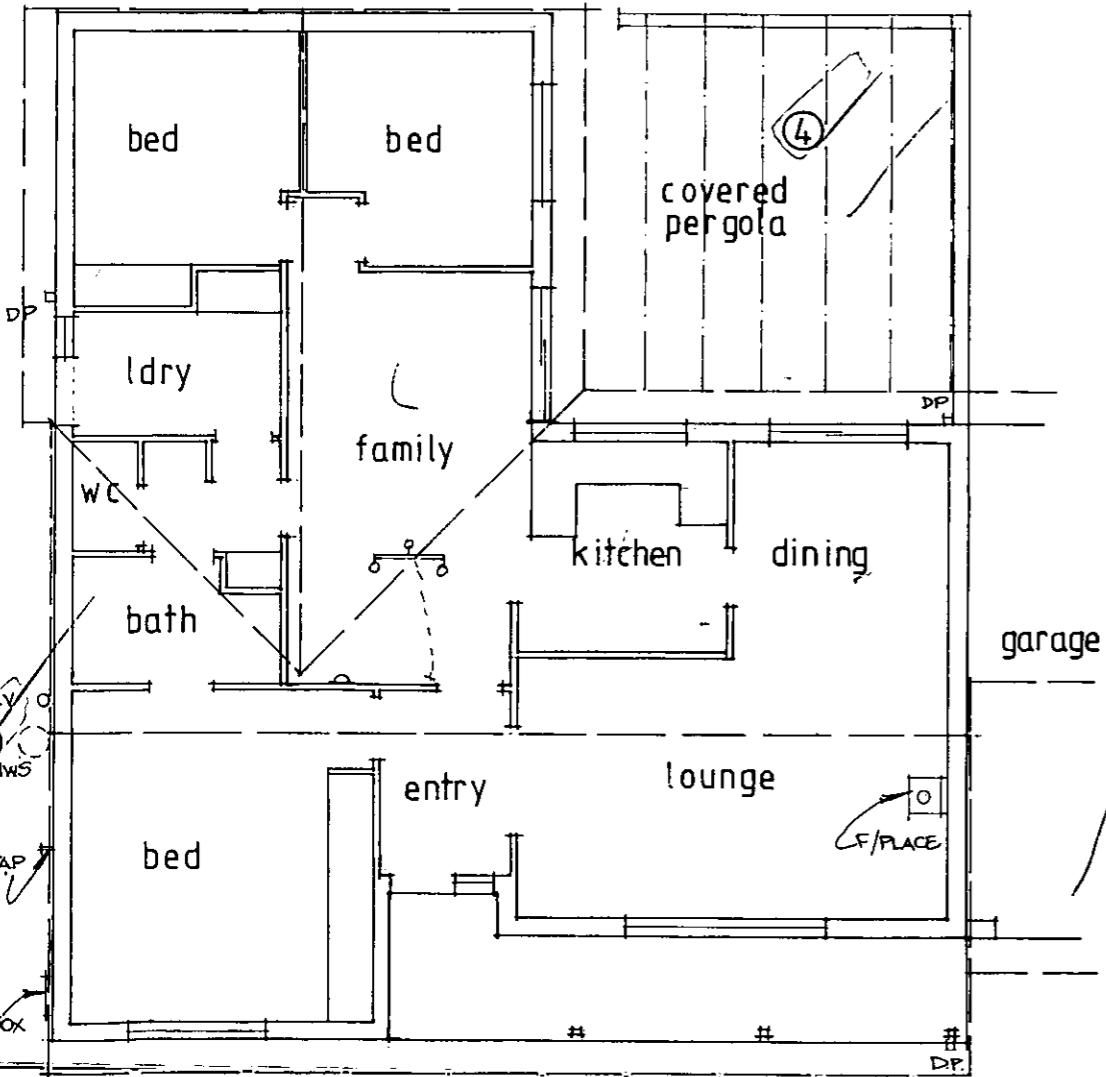
SITE PLAN 1:200 *U/G*

# Notes

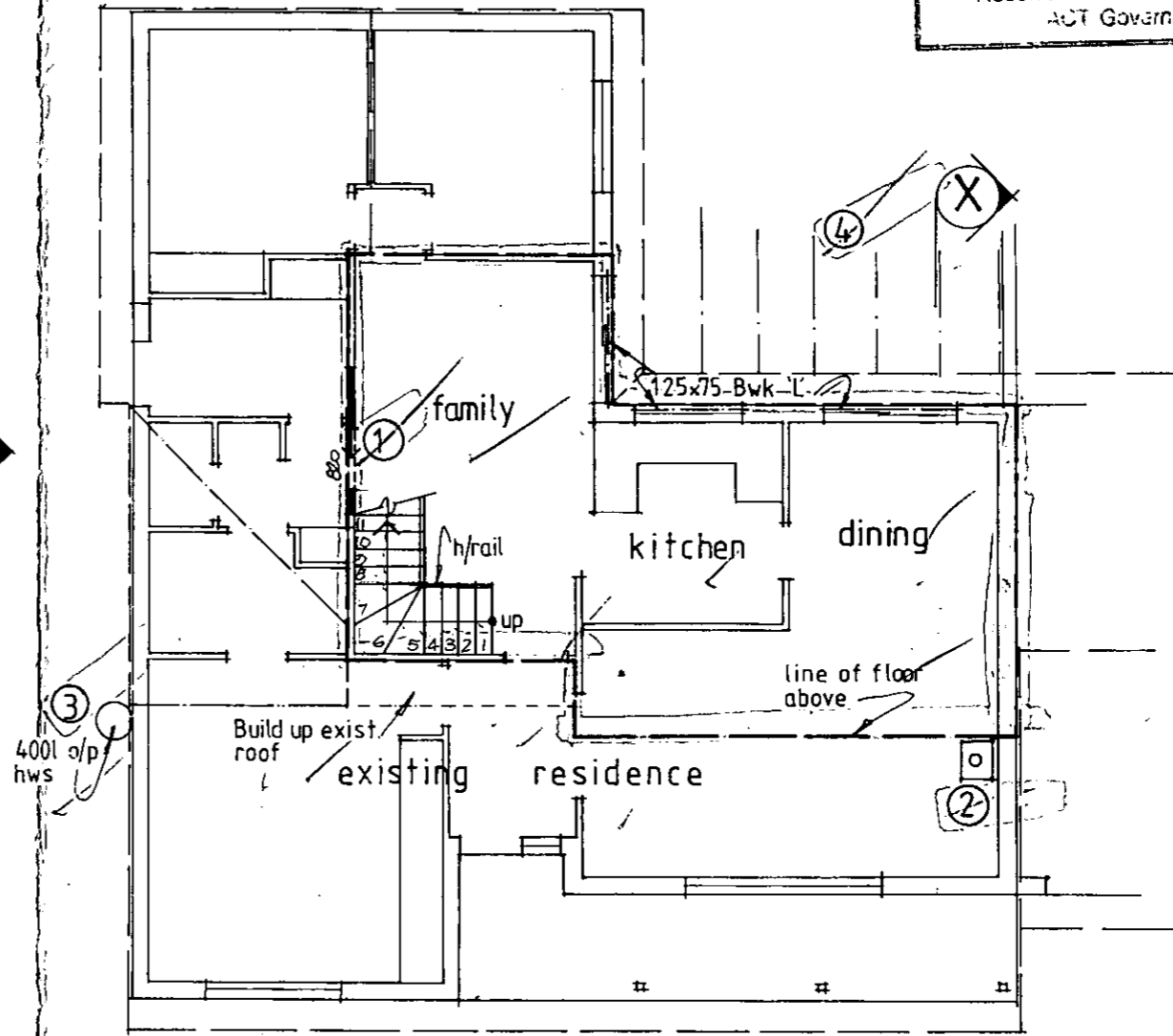
- 1 REPOSITION EXIST. DOORWAY FOR STAIRS AS INDICATED  
REMOVE WALL AS NECESSARY TO PROVIDE NEW  
CAVITY S/D & POCKET  
INFILL EXIST. DOORWAY AS NECESS. & MAKE GOOD  
TO AREA.
- 2 REMOVE EXIST. F/PLACE FLUE DOWN TO JUST  
ABOVE EXIST. FCL - MAKE GOOD TO ROOF AS REQ.
- 3 REMOVE EXIST. HWS & REPLACE W/ NEW UNIT.
- 4 REMOVE SHADECLOTH FROM WALLS OF PERGOLA STRUCTURE  
FOR SCAFFOLDING & MAKE GOOD. OWNER TO REM. & MAKE  
GOOD TO ALSONYTE ROOFING.

LAND (PLANNING AND ENVIRONMENT)  
ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 230  
13 DEC 1995  
*MB*  
Delegate  
AUSTRALIAN CAPITAL TERRITORY  
PLANNING AUTHORITY

Plan/File No. 75891/D  
Prj No. 39976  
Plan Seq No. 50537  
- 4 DEC 1995  
Received ACT Building Control  
ACT Government



Existing floor plan

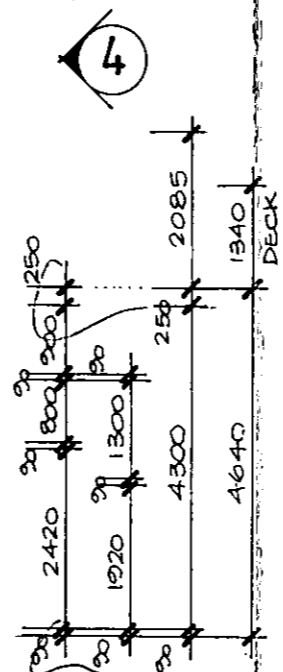
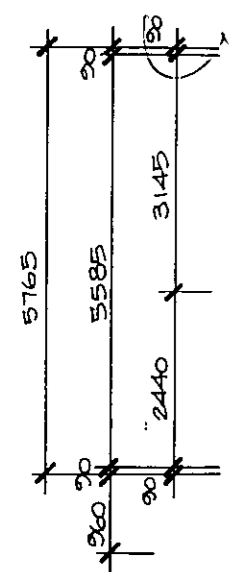
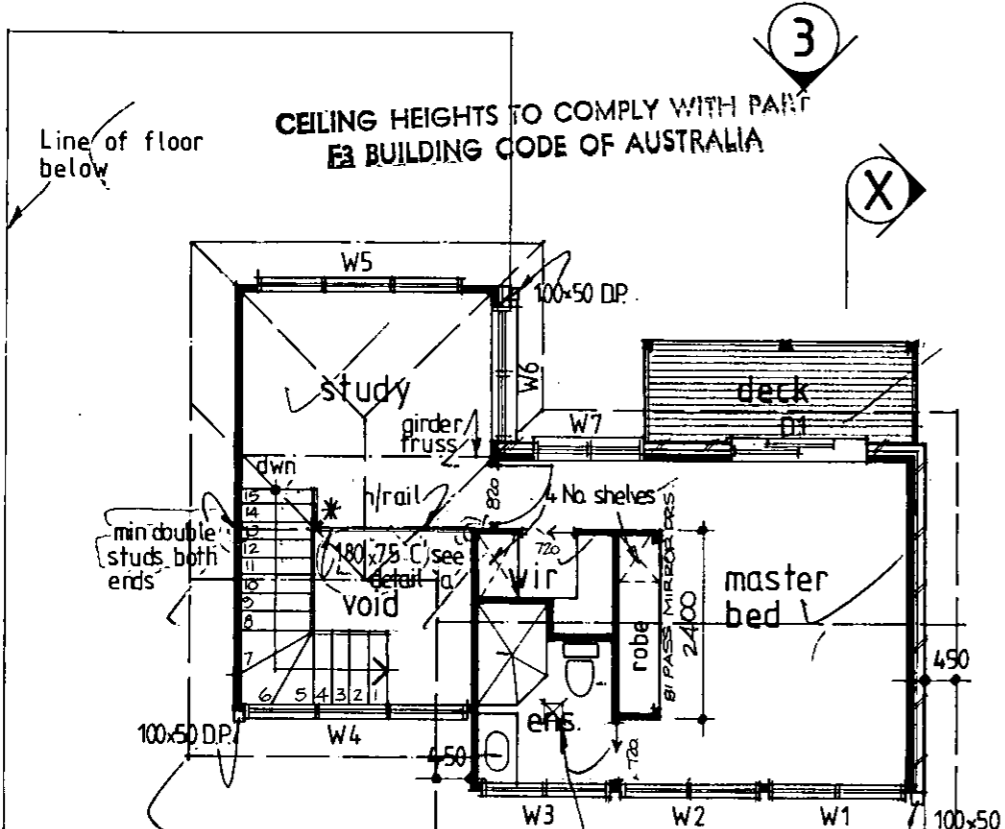
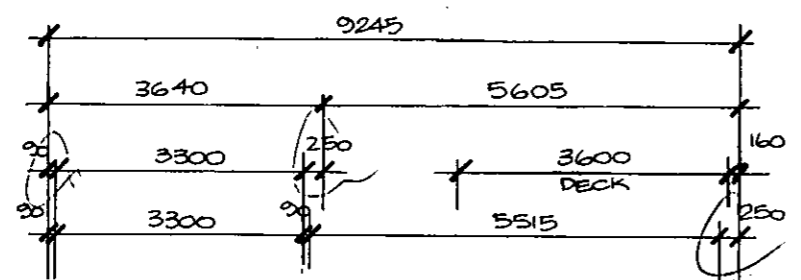


Proposed ground floor plan

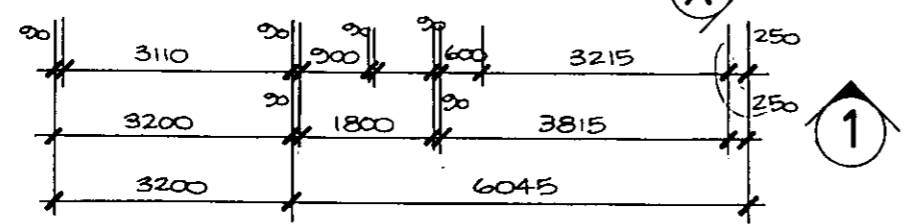
	Name MR & MRS T. & J. VOVERIS	Job No. 776E	Date 24.11.95	
	Block/Lot 6 Section 803	Area	Scale 1:100	
	Suburb ISABELLA PLAINS		Sheet No. 2	

LAND (PLANNING AND ENVIRONMENT)  
ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
**PURSUANT TO SECTION 230**  
13 DEC 1995  
Delegate  
AUSTRALIAN CAPITAL TERRITORY  
PLANNING AUTHORITY

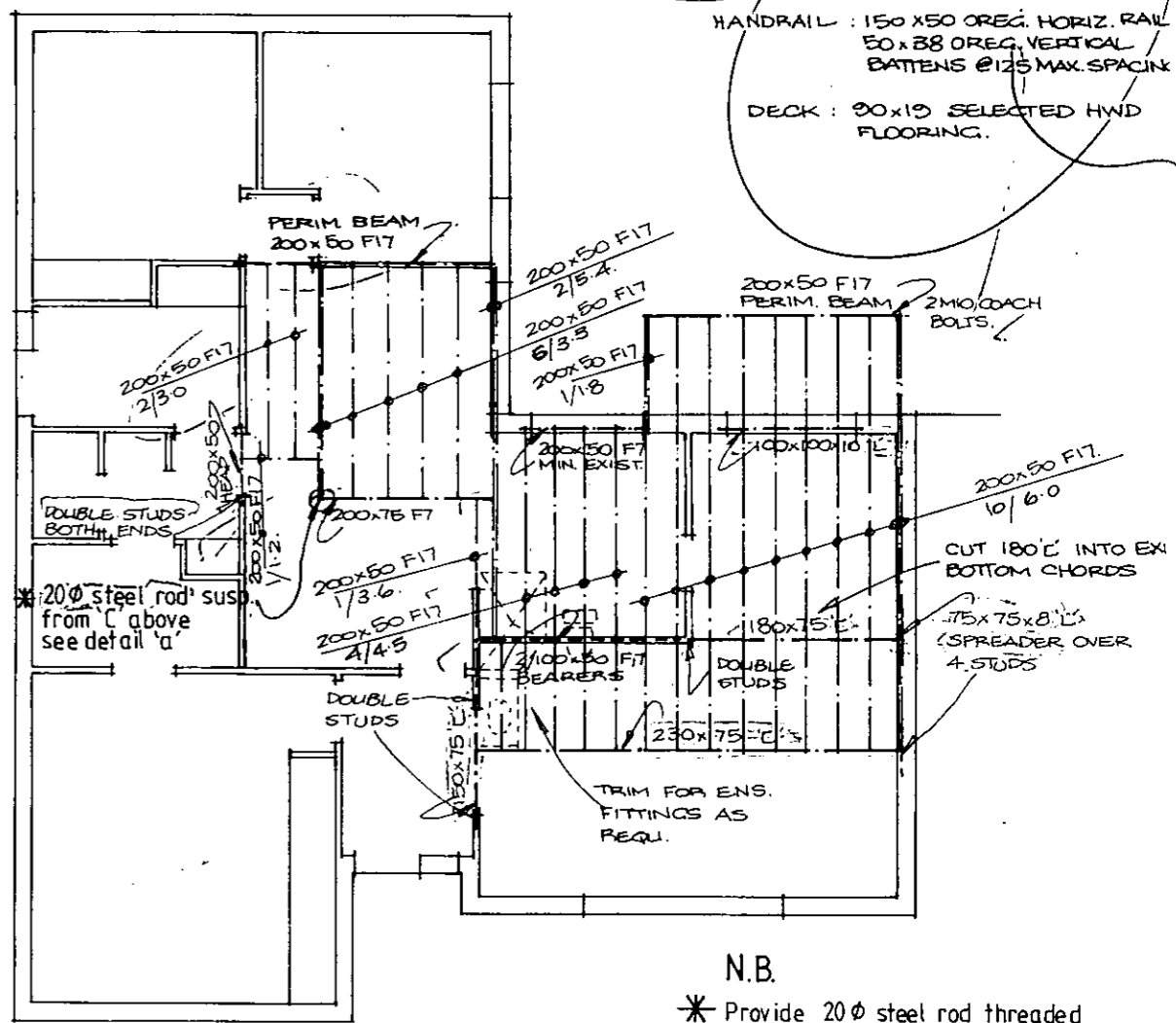
Plan/File No. 758910  
Prj No. 39976  
Plan Seq No. 50537  
- 4 DEC 1995  
Jan van der Veen C.Eng. M.I.Struct.E. M.I.E. (Austl.) Control  
CONSULTING STRUCTURAL ENGINEER  
Unit 11, Hawker Medical Centre,  
P.O. Box 38, Hawker, Canberra, A.C.T. 2614  
Telephone/Fax (06) 255 1188  
Mobile 018 - 626212



LIGHT & VENTILATION TO COMPLY WITH  
PART E4 BUILDING CODE OF AUSTRALIA



Proposed upper floor plan



HANDRAIL : 150 x 50 OREG. HORIZ. RAIL  
50 x 38 OREG. VERTICAL  
BATTENS @ 125 MAX. SPACING  
DECK : 90 x 19 SELECTED HWD  
FLOORING.

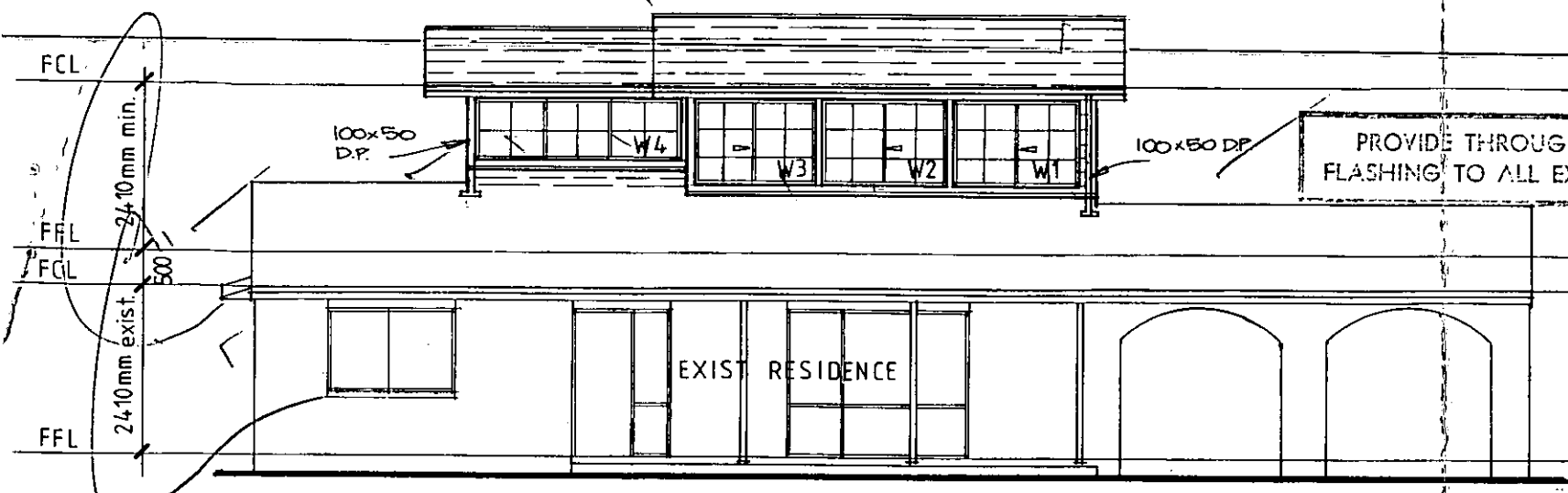
N.B.  
\* Provide 20φ steel rod threaded  
each end w/ nuts & washers & triangle  
support plate,  
bolt through 180° above timber beam  
below & encase in plaster post.

Upper-floor framing plan

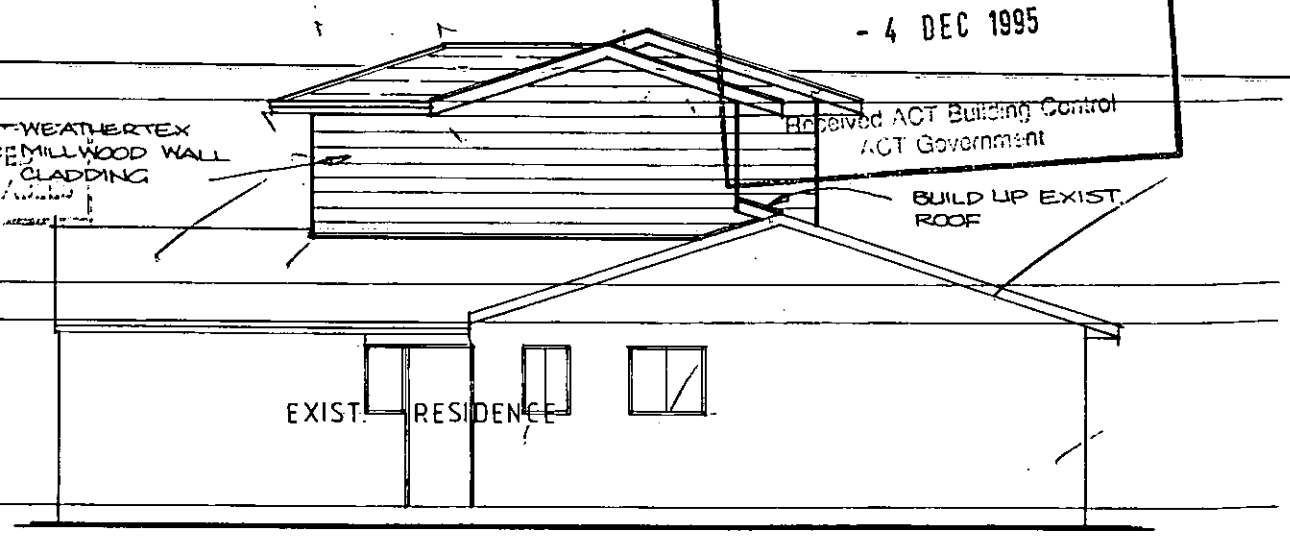
USE 200x50 F17 FLOOR JOISTS @ 450CS.  
MAX FCL - EEL = 3040  
EXIST. RESIDENCE IS CONC. SLAB CONSTRUCTION.  
PROVIDE 150 x 38 BLOCKING @ 1500CS.

	Name MR & MRS T. & J. VOVERIS	Job No. 776E	Date 24.11.95	
	Block/Lot 6 Section 803	Area: 47.41m <sup>2</sup>	Scale 1:100	
	Suburb ISABELLA PLAINS	Deck: 4.82m <sup>2</sup>	Sheet No. 3	

Plan/File No. 758910  
 Prj No. 39976  
 Plan Seq No. 50531  
 - 4 DEC 1995  
 Received ACT Building Control  
 ACT Government

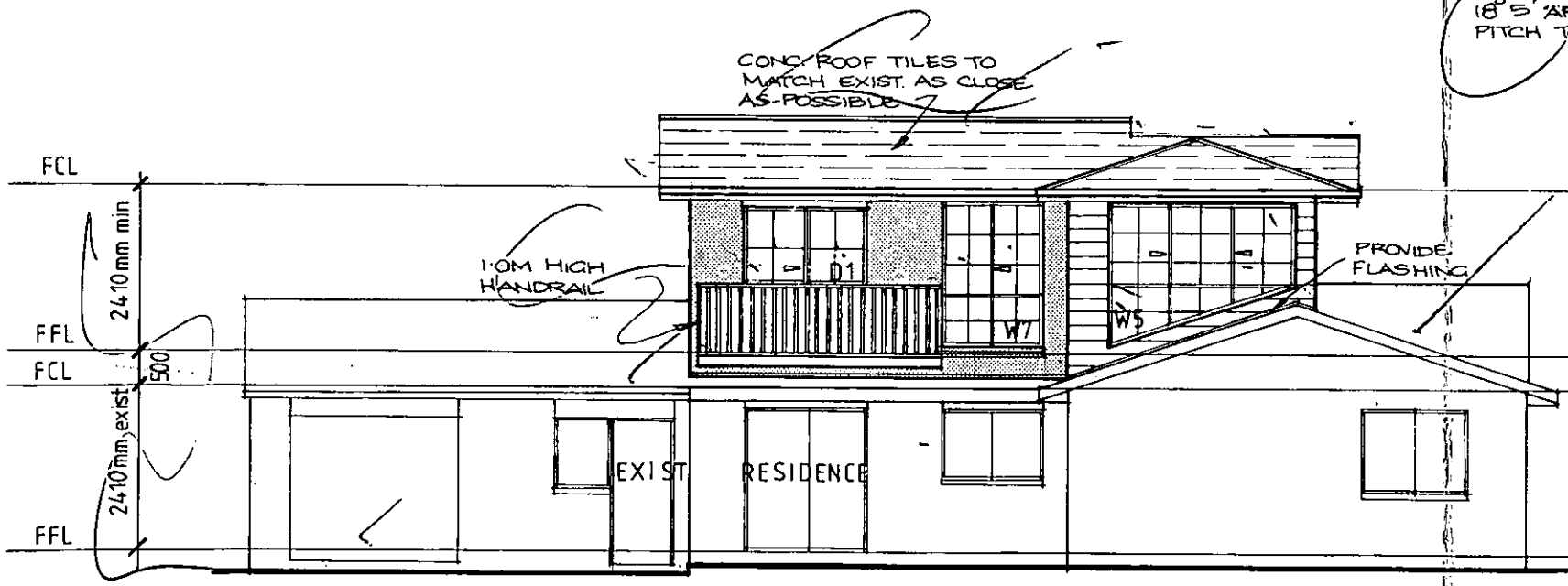


Elevation 1

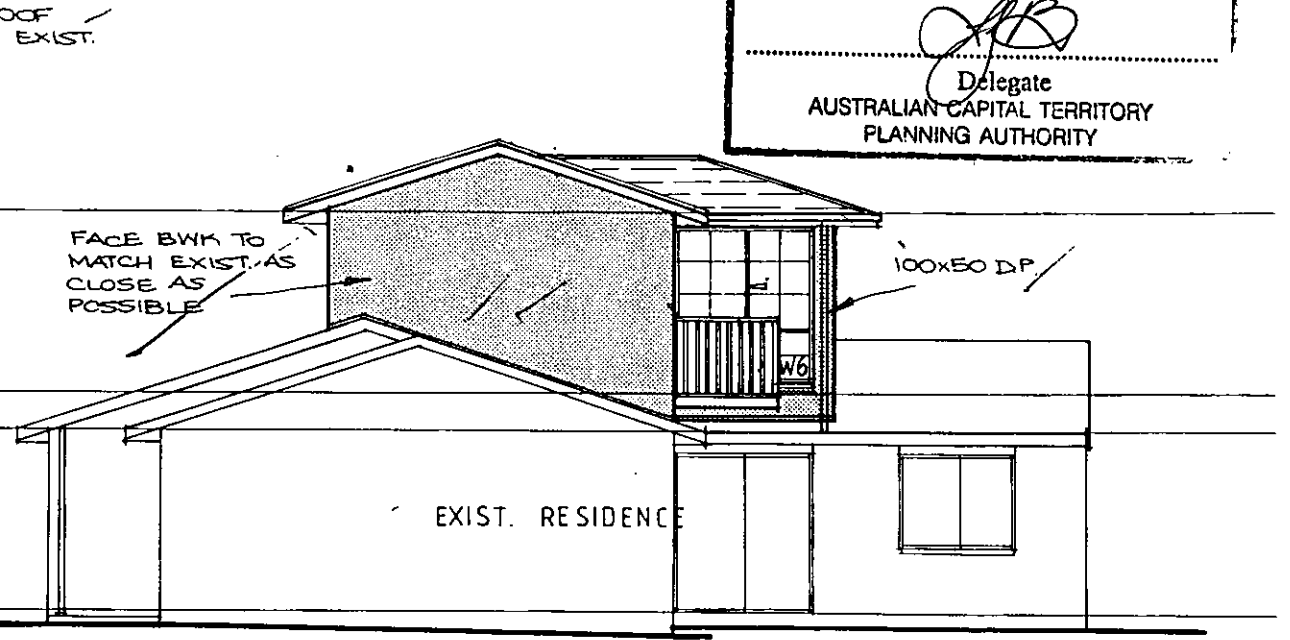


Elevation 2

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
**PURSUANT TO SECTION 230**  
 13 DEC 1995  
 Delegate  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY



Elevation 3



Elevation 4

NOTE  
 EXIST. COVERED PERGOLA  
 STRUCTURE OMITTED FOR  
 CLARITY.

	Name MR & MRS T. J. VOVERIS	Job No. 776E	Date 24.11.95		
	Block/Lot 6	Section 803	Area		Scale 1:100
	Suburb ISABELLA PLAINS				Sheet No. 4

CONSTRUCTION MUST COMPLY WITH A.S. 1600-1609 NATIONAL TIMBER FRAMING CODE AND RELEVANT SUPPLEMENTS

Submit Certification from timber roof truss manufacturer stating that fabricated trusses complies with relevant Australian Standards.

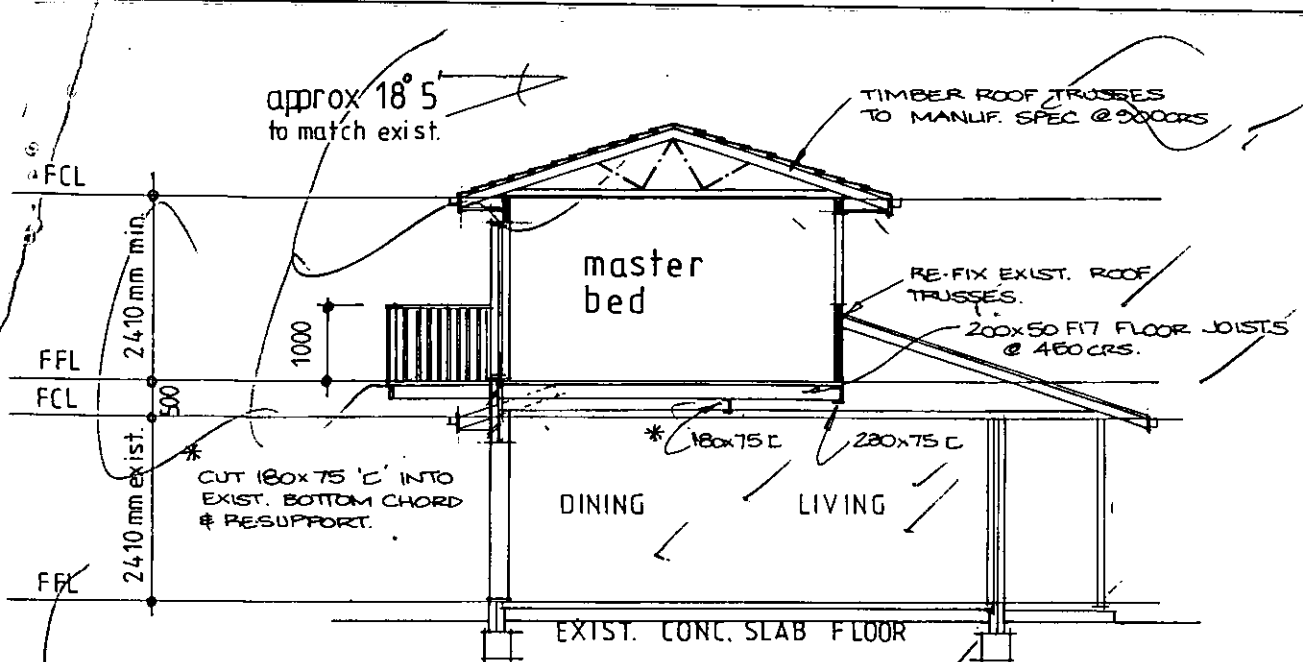
Plan/File No. 75891/D  
 Proj No. 39976  
 Licence No. 50537

WINDOW SCHEDULE Alum. sliding

Window/door size	load bearing wall	bwk support
W1 SPECIAL	200x50 F17	N.R.
W2 SPECIAL	200x50 F17	N.R.
W3 SPECIAL	200x50 F17	N.R.
W4 SPECIAL	2/200x50 F17	N.R.
W5 SPECIAL	2/200x50 F17	N.R.
W6 AS2018	200x50 F17	N.R.
W7 AS2015	200x50 F17	N.R.
D1 2118 SD.	200x50 F17	N.R.

Received ACT Building Control  
 4 DEC 1995

- ALL WINDOWS & DOORS TO HAVE COLONIAL BARS.
- W3 TO HAVE CLEAR GLAZING.



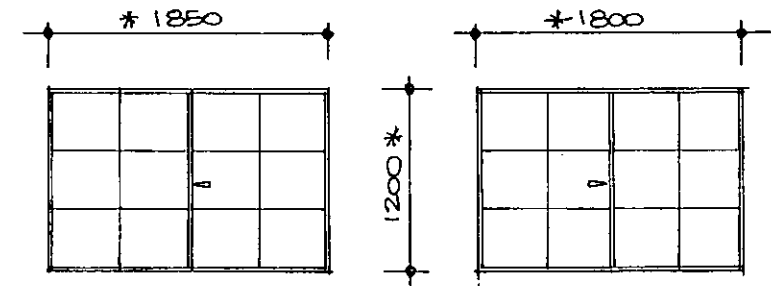
Section X-X

20MM Ø STEEL ROD THREADED EACH END W/ NUTS & WASHERS & TRIANGLE SUPPORT PLATE - ENCASED IN PLASTERBOARD POST.



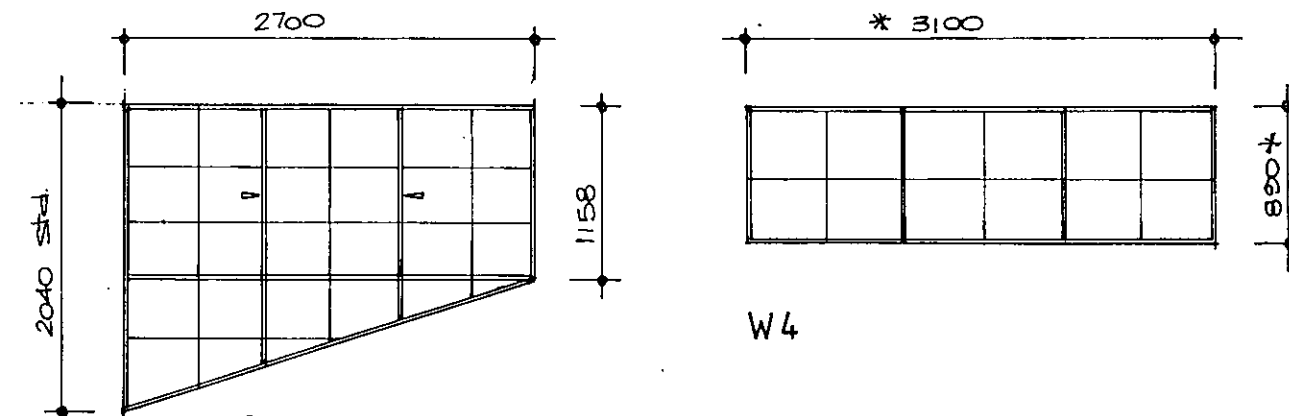
200x75 F17 FLOOR JOISTS @ 450 CRS.

detail a 1:10



W1#2

W3



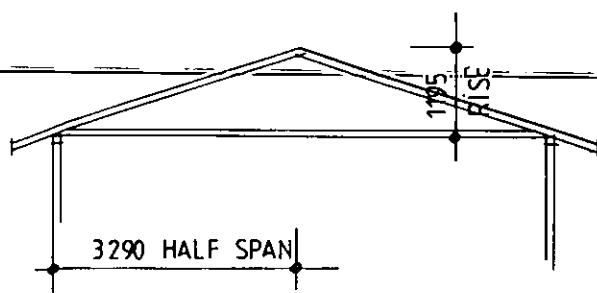
W5

W4

LAND (PLANNING AND ENVIRONMENT) ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 13 DEC 1995  
 Delegate  
 AUSTRALIAN CAPITAL TERRITORY PLANNING AUTHORITY

**Mandatory Insulation Required**  
 See Building Note 21 and Part F6 of the Building Code of Australia

Exist. truss details



TOP CHORD : 90x35  
 BOTTOM CHORD : 90x35  
 HALF SPAN : 3290 MM  
 U/SIDE BOTTOM CHORD TO APEX : 1195 MM  
 PLUMB CUT : 120MM

N B

\* W1,2,3#4 show timber stud wall opening size & should be checked on site prior to manuf.

	Name MR & MRS T. J. VOVERIS	Job No. 776E	Date 24.11.95
	Block/Lot 6 Section 803	Area	Scale 1:100
	Suburb ISABELLA PLAINS		Sheet No. 5





# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy and Use

Certificate No. **976209P1C1**

This Certificate is issued in accordance with Section 53 (3) of the Building Act 1972.

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

<b>Builder</b>  <p style="text-align: center;"><b>JOHN NEEDHAM</b></p>	<b>Site for Project</b> <i>Address</i> <p style="text-align: center;"><b>202 ELLERSTON AVENUE</b></p>
<b>Permit Number</b> <p style="text-align: center;"><b>976209P1</b></p>	<i>Suburb</i> <i>Section</i> <i>Block</i> <p style="text-align: center;"><b>ISABELLA PLAINS              803        6</b></p>
<b>Approved Plan</b> <p style="text-align: center;"><b>976209/A</b></p>	

### Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW	SOLID FUEL BURNING APPLIANCE			1a (i)	NA

### Comments

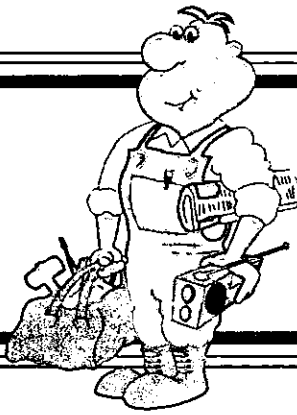
### Important note:

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

R. G. HOWARD  
Deputy Building Controller

4 11/197  
Date

**J.C.NEEDHAM**  
**30 DENNY ST**  
**LATHAM 2615**

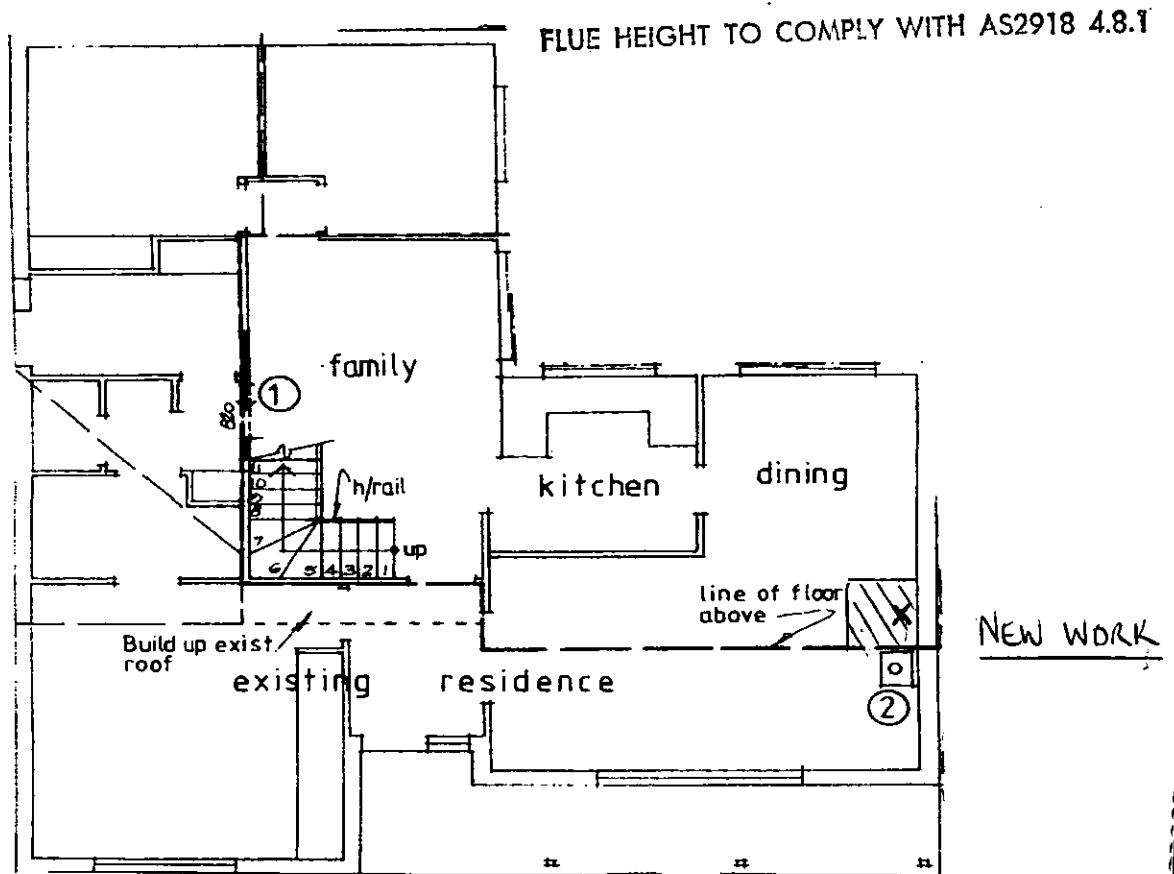


**MOB 0412 488545**  
**FAX 2551730**  
**PH 2551254**

**INSTALLATION OF WOODHEATER**

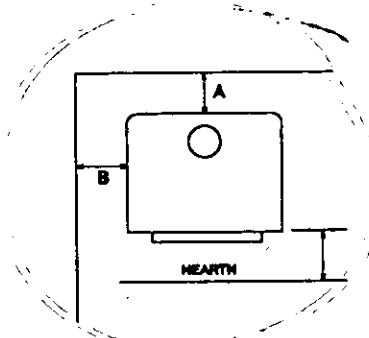
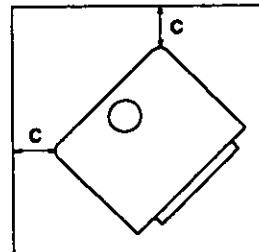
**NAME**.....Terence Voveris.....  
**ADDRESS** 202 Ellerston Ave.....  
**BLK** 6.....**SECTION** 803.....**SUBURB** Isabella Plains.....  
**MAKE & MODEL**.....Norseman Sierra.....  
**TESTING AUTH. & No.**.....Amdel L2663/93.....  
**MANUF.SPECS.** see over or attached  
**HEARTH** slate } brick tile slab **REAR WALL** gyp } brick timber

**LOCATION PLAN**

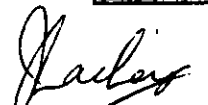


## AS 2918:1990 CONFORMANCE CERTIFICATE

<b>Client:</b>	GLG Australia Pty Ltd	<b>Report No:</b>	L2663/93
<b>Client Ref:</b>	Request - Mr P Belcher	<b>Date:</b>	14/12/93
<b>Test Fuel:</b>	Wood Only		
<b>Appliance:</b>	Norseman Sierra		
<b>Hearth:</b>	Maxiheat "Carpet Guard Hearth" (Code SEHCGL)		
<b>Flue Systems:</b>	Maxiheat/Duravent Single Casing Flue System (Code MXFKED/MXFKSD)		
	Maxiheat/Duravent Double Casing Flue System (Code MXKET/MXFKST)		
	Maxiheat/Duravent Single Flue Shield (Code MXEFRS/MXRSI)		
	Maxiheat/Duravent Double Flue Shield (Code MXRSO)		
	Maxiheat/Duravent Single Length Perforated Decromesh/Shield (Code MXEDC)		
	Maxiheat/Duravent Double Length Perforated Decromesh/Shield (Code MXEDC)		


 400mm  
min.


FLUE SYSTEM CONFIGURATION	A (mm)	B (mm)	C (mm)
Flue Pipe	400	350	125
Flue Pipe with Single Shield	150	350	125
Flue Pipe with Double Shield	90	350	125
Flue Pipe with Single Length Decromesh/Shield	150	350	125
Flue Pipe with Full Length Decromesh/Shield	150	350	125

  
 John A Lackey

Manager, Materials Services

**INSTALL TO MANUFACTURERS  
SPECIFICATION**


 Michael J Greenwood  
 Approved Signatory

This Certificate is summary of the Report identified by the above Report Number. Amdel Limited shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this Certificate. This document shall not be reproduced except in full and relates only to the appliance tested.



# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

98

## Certificate of Occupancy and Use

Certificate No. **022298N1C1**

This Certificate is issued in accordance with Section 53 (3) of the Building Act.

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

Builder <b>BARN CORPORATION PTY LTD</b>	Suburb <b>ISABELLA PLAINS</b>	Section <b>803</b>	Block <b>6</b>
Notice of Intention to Start Work Number <b>022298N1</b>	Plan <b>022298/A</b>		

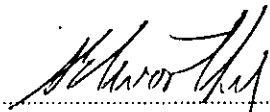
### Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW	SWIMMING POOL			10b	TYPE C

**Comments**

### Important note:

- Residential building statutory warranties and residential insurance does not apply in relation to building work.
- 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.

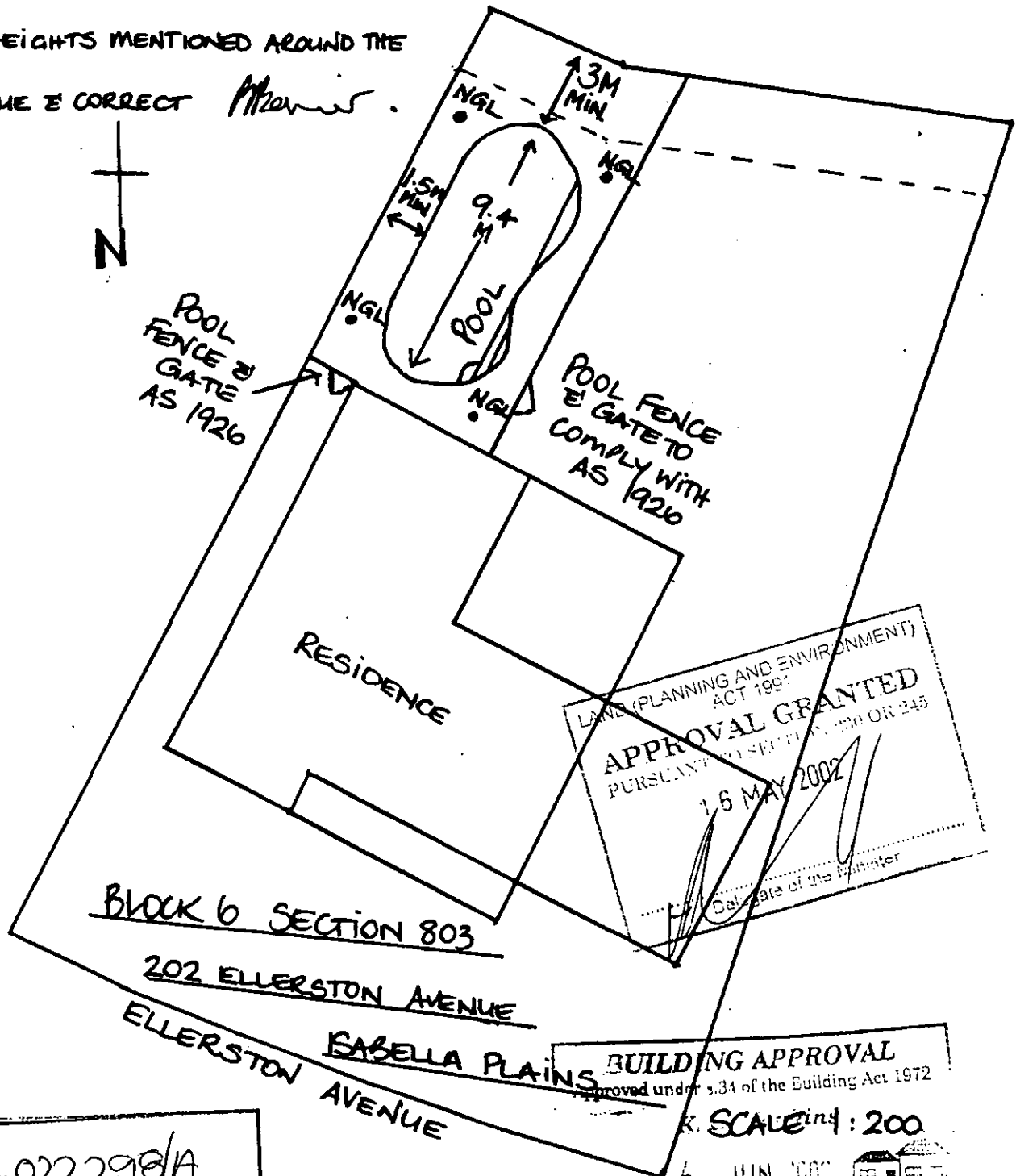
  
STEPHEN ELWORTHY  
Deputy Building Controller

49103  
Date

I HAVE VISITED BL 6 SEC 803 ISABELLA PLAINS

AND NOTE HEIGHTS MENTIONED AROUND THE

POOL ARE TRUE & CORRECT *Memoirs*.



LAND (PLANNING AND ENVIRONMENT)  
ACT 1991  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 220 OR 245  
16 MAY 2002  
Deputy of the Minister

**BUILDING APPROVAL**  
Approved under s.34 of the Building Act 1972

SCALE 1:200  
JUN 2002

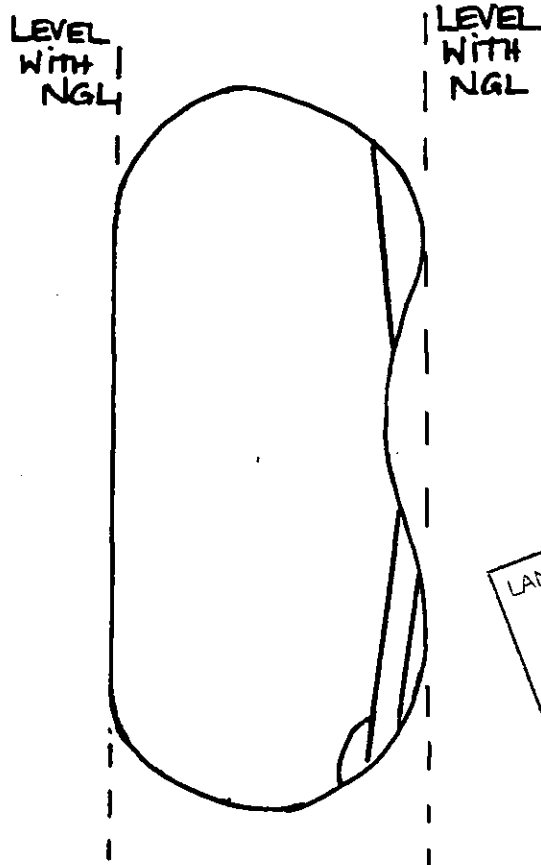
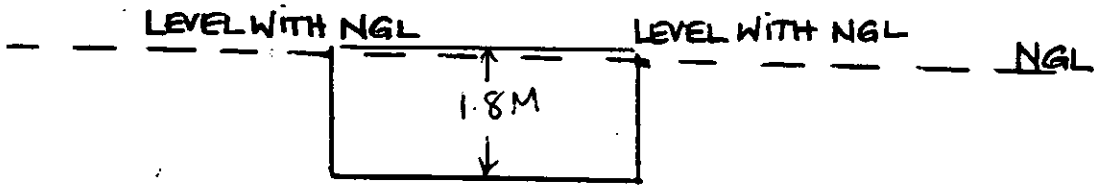
B9 Construction Practitioner's Registration number  
*[Signature]*

Plan No: 022298/A  
**24 JUN 2002**  
Received BEPCON  
Planning and Land Management

**PROPOSED INGROUND CONCRETE POOL FOR:**

TERRY VOVERIS & JOHANNA ZOUWER

BY BARN CORPORATION P/L



LAND (PLANNING AND ENVIRONMENT)  
ACT 1991  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 230 OR 245  
16 MAY 2002  
Delegate of the Minister

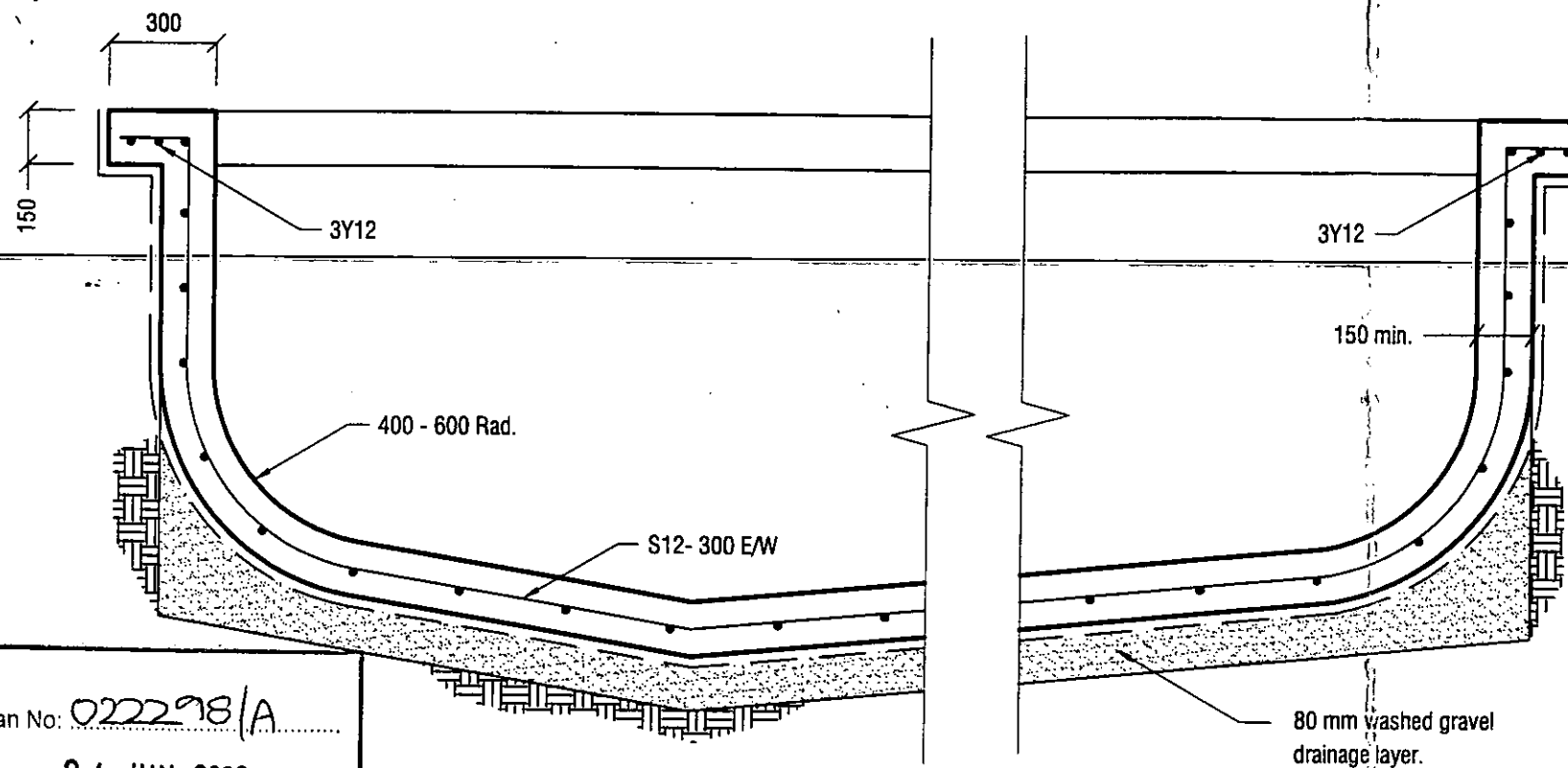
BLOCK 6 SECTION 803

202 ELLERSTON AVENUE

ISABELLA PLAINS

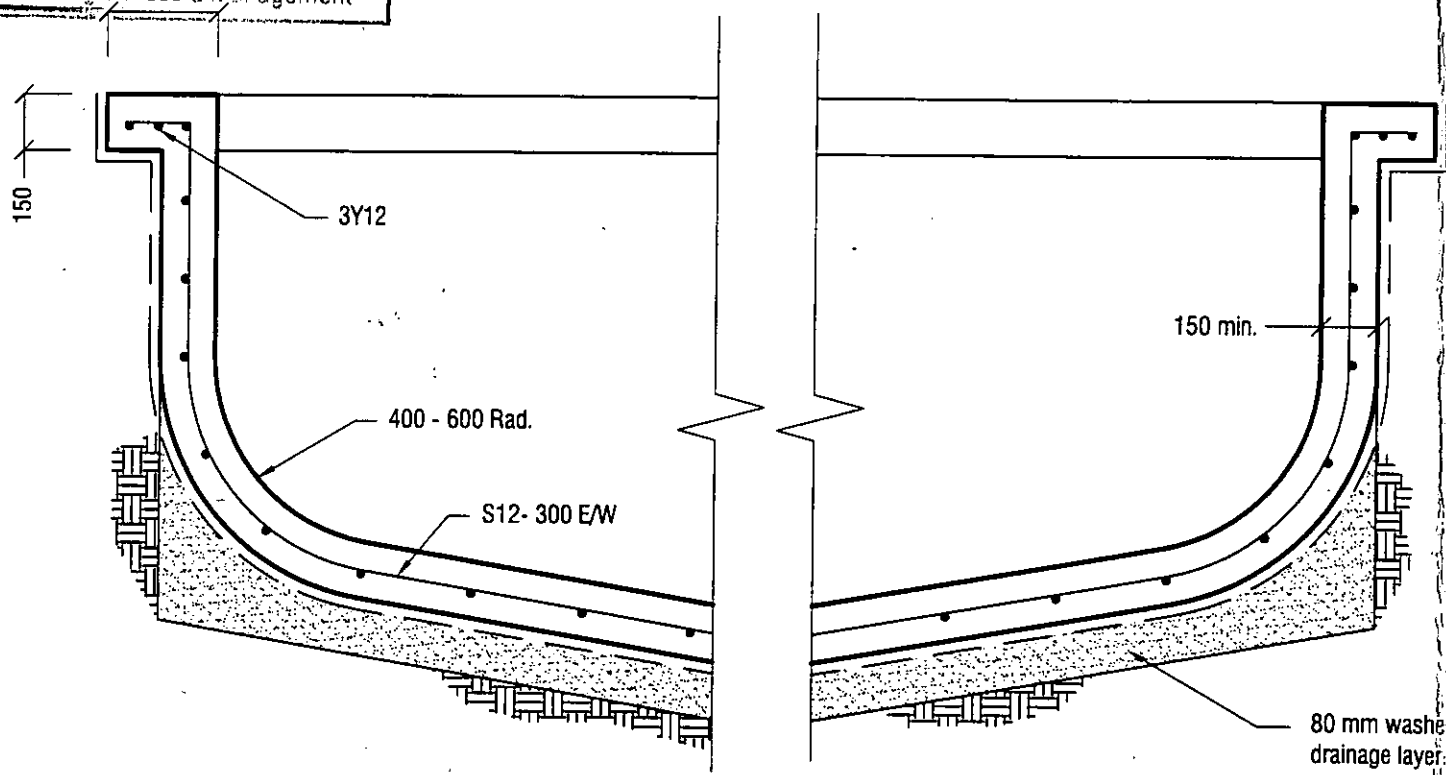
**BUILDING APPROVAL**  
Approved under s.84 of the Building Act 1972  
R. G. Hopkins  
4 JUN 2002  
B9 Construction Practitioners Registration Number  
[Signature]

Plan No: 022298/A  
24 JUN 2002  
Received BEPCON  
Planning and Land Management

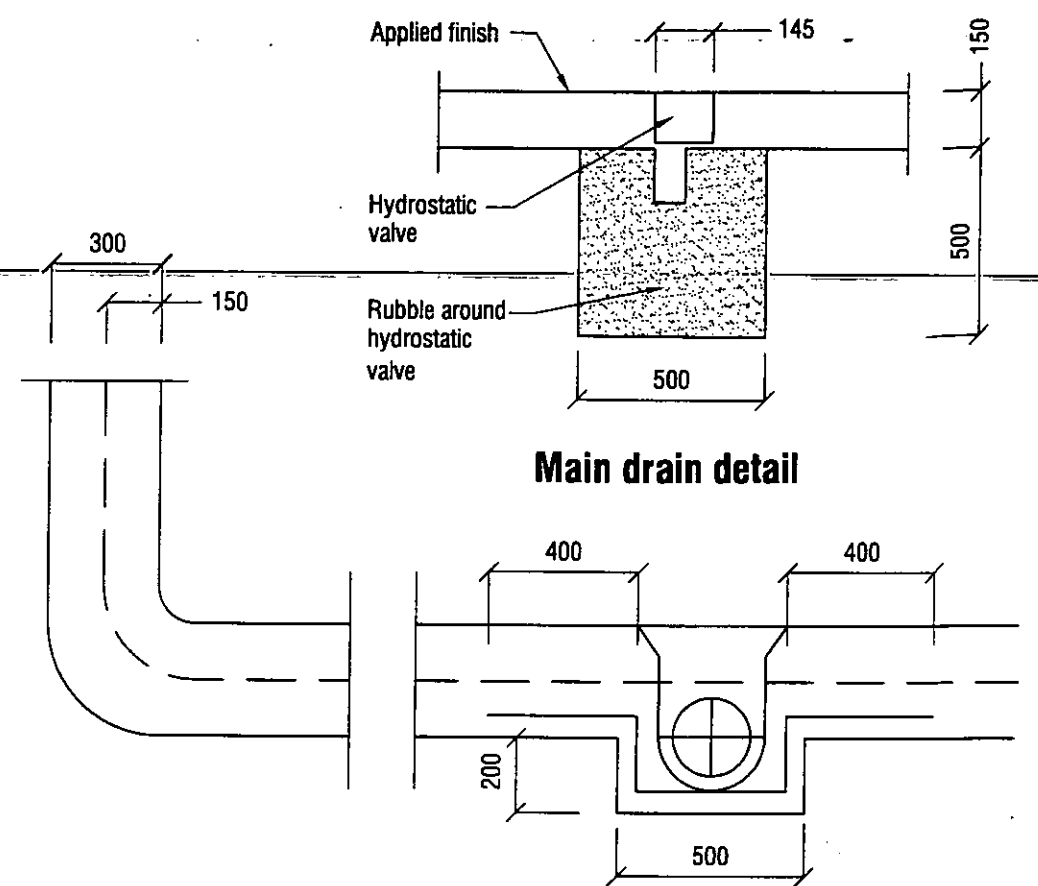


Typical long section through pool

Plan No: 022298/A  
 24 JUN 2002  
 Received SEPCON  
 Planning and 300rd Management



Typical section through pool



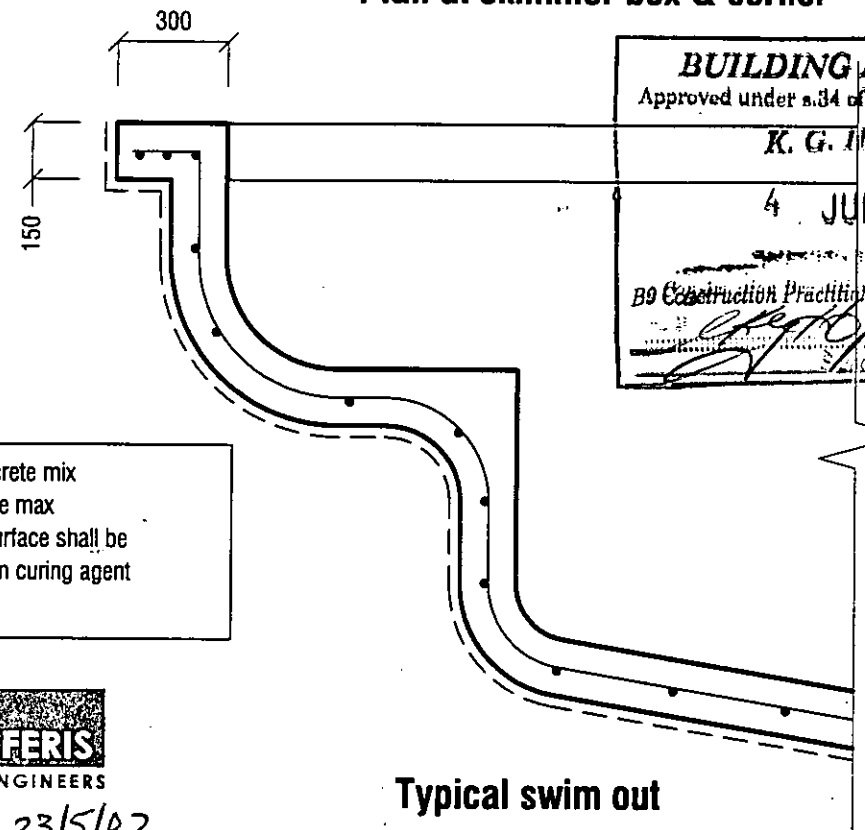
Main drain detail

Plan at skimmer box & corner

Concrete to be 25MPa shotcrete mix adequately applied to achieve max compaction. The exposed surface shall be adequately cured by spray on curing agent or continuous wetting.

**ROGERS + JEFFERIS**  
 CONSULTING ENGINEERS

*Handwritten signature* 23/5/07



Typical swim out  
 If required

**BUILDING APPROVAL**  
 Approved under s.34 of the Building Act 1972  
 K. G. Hopkins  
 4 JUN 2002  
 B9 Construction Practitioner's Registration number  
*Handwritten signature*

NO.	ISSUE / AMENDMENT	DATE	BY
1	Issued for construction	16.05.02	

Client:  
**LEADER LANDSCAPING & POOLS**  
 38 HENRY MELVILLE CRESCENT GILMORE ACT  
 TEL 02 6292 3513

**ROGERS + JEFFERIS**  
 CONSULTING ENGINEERS

Rogers + Jeffers Pty Ltd Phone 02 6281 1666  
 Fax 02 6281 6344

PROJECT  
 Mr & Mrs T Voveris. Block 6, Section 803.  
 202 Ellerston Avenue, Isabella Plains ACT 2905.

DRAWING  
 Plan, Sections & Detail

DATE	DESIGN	DRAWN
May 2002	RR	JC
JOB NO.	DWG NO.	
00180-13	S1	

# PLAN OF SANITARY DRAINAGE

OWNER I. GASPAROVIC

BLOCK 6 SECTION 803 ISABELLA PLAINS

SCALE 1:200 metric

NOTES: INSPECTION OPENING TO BE PROVIDED AT THE TIE POSITION: ON EACH WC OR SLOP HOPPER BRANCH: AT INTERVALS OF NOT MORE THAN 30 METRES SPACE EQUIDISTANT WHERE POSSIBLE: IMMEDIATELY UPSTREAM & DOWNSTREAM OF JUMP UP.  
 DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN IS TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS & 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. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC), INCLUDING STACKS TO BE CONSTRUCTED IN ACCORDANCE WITH AS CA67 1972 AS CA69 1972 AS 2032 1977 & CANBERRA CODES OF PRACTICE.  
 ALL WORK TO BE EXECUTED IN ACCORDANCE WITH CANBERRA SEWERAGE & WATER SUPPLY REGULATIONS  
 THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH ACT PLUMBING CODE DRAFT  
 THIS APPROVED DESIGN IS NOT TO BE ALTERED WITHOUT PERMISSION OF DESIGNER



SEWERAGE PLAN NO. 51770 H

### REFERENCE

- OFRG OVER FLOW RELIEF GULLY
- IO INSPECTION OPENING
- VP VENT PIPE
- EY EDUC VENT
- EJ EXPANSION JOINT
- JU JUMP UP

### FIXTURES

- 1 WATER CLOSET ( )
- 2 BATH ( )
- 3 BASIN ( )
- 4 SHOWER ( )
- 5 SINK ( )
- 6 TROUGH ( )

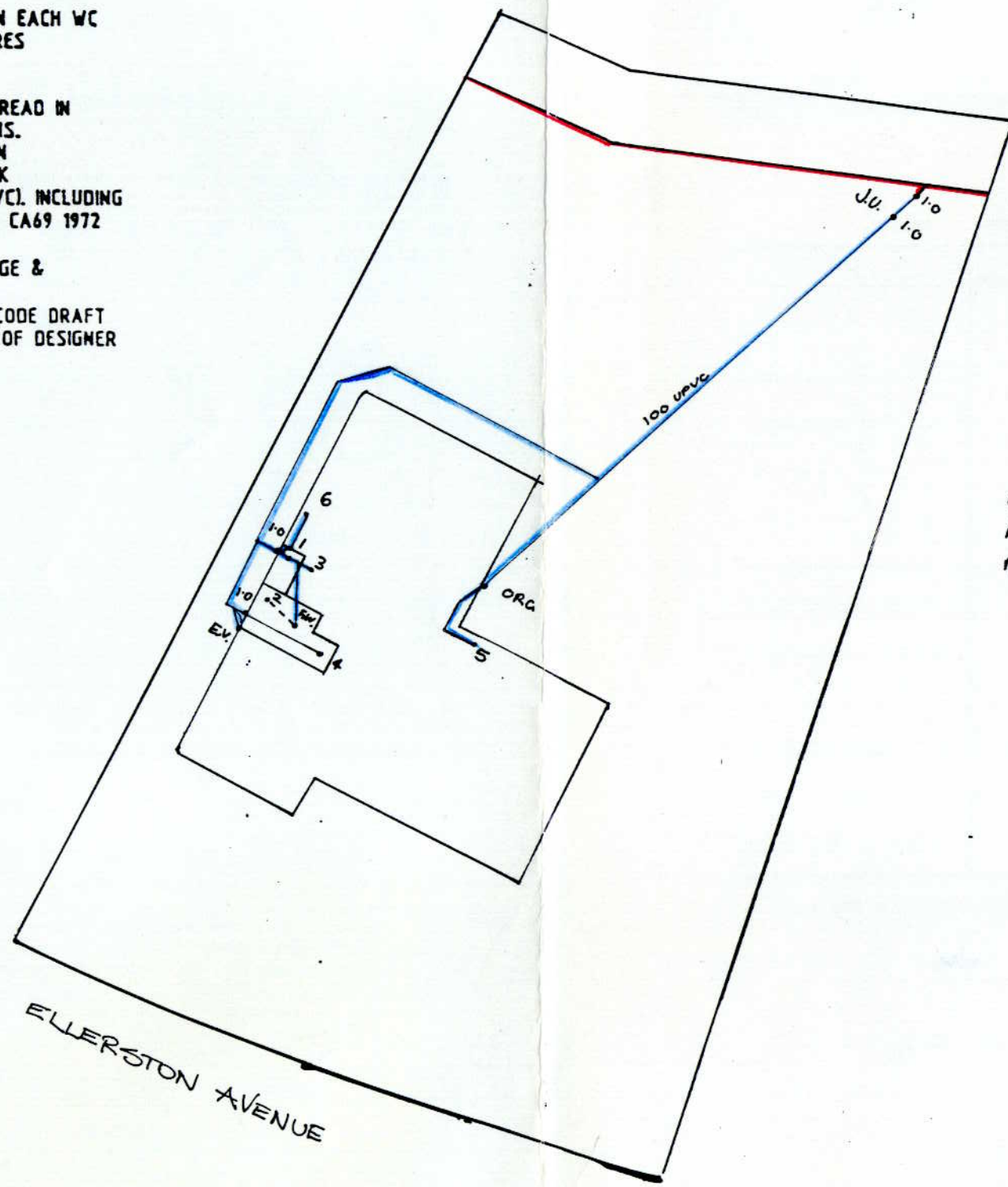
**APPROVED**  
 SUBJECT TO APPROVAL OF  
 BUILDING PLAN

75891

TIE: 2.2  
 DEPTH: 1.6  
 CH: 38.4

APPROVAL OF THIS PLAN IS GIVEN SUBJECT TO THE WORK  
 BEING CARRIED OUT IN ACCORDANCE WITH THE CANBERRA  
 SEWERAGE AND WATER SUPPLY REGULATIONS

ORG TO BE 150mm  
 ABOVE GROUND 150mm  
 BELOW FLOOR.



Designed By G. RASIC  
 584033

SEWERAGE ENGINEER Paul Day  
 12-4-89



# PLAN OF SANITARY DRAINAGE

## DRAINAGE PLAN No. 51770

OWNER ..... VOVERIS  
 Block ..... 6 ..... Section ..... 803  
 SUBURB ..... ISABELLA PLAINS

ADDITIONAL WORK - WAE

### REFERENCES

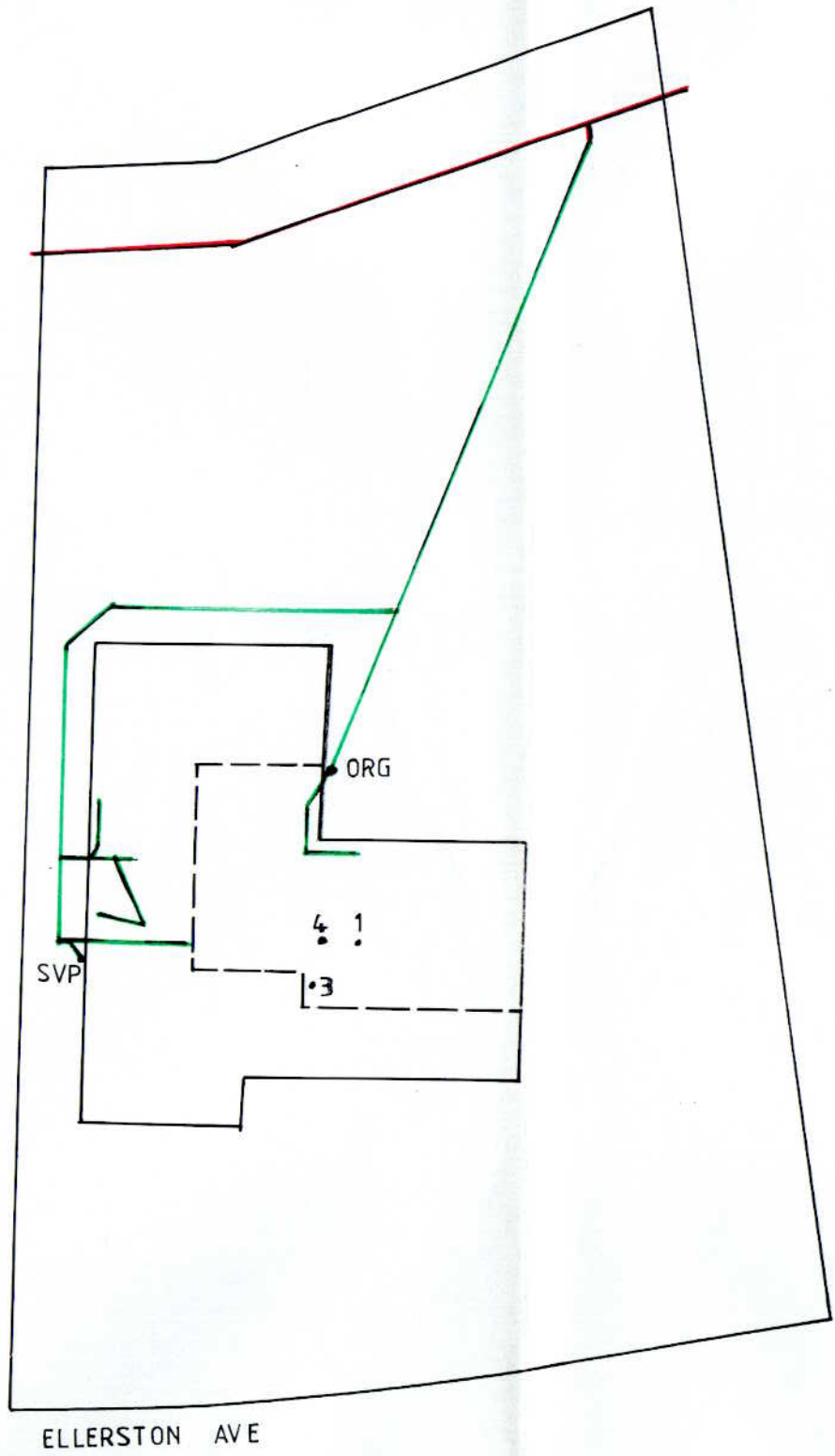
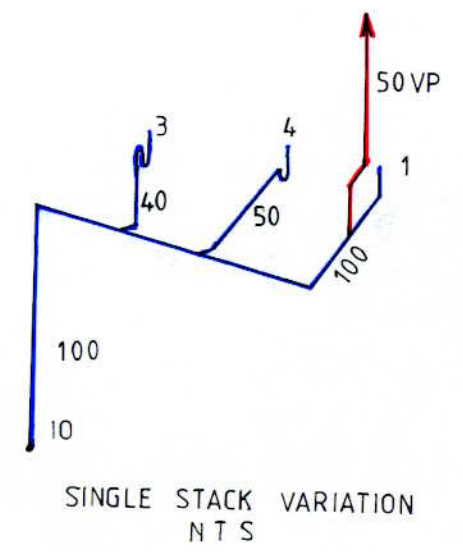
D.T.	DISCONNECT TRAP	M.H.	MANHOLE
E.V.	EDUCT VENT	V.P.	VENTILATING PIPE
G.T.	GULLY TRAP	E.J.	EXPANSION JOINT
J.U.	JUMP UP	F.T.	FLOOR TRAP
V.C.P.	VITRIFIED CLAY PIPE	S.V.P.	SOIL VENT PIPE
C.I.P.	CAST IRON PIPE	V.R.	VERTICAL RISER
I.O.	INSPECTION OPENING	O.R.G.	OVERFLOW RELIEF GULLY
F.P.	FIXED POINT	I.S.	INSPECTION SHAFT
I.C.	INSPECTION CHAMBER		

### FIXTURES

1. WATER CLOSET	( 1 )	6. TROUGH	( 1 )
2. BATH	( 1 )	7. URINAL	( 1 )
3. BASIN	( 1 )	8. CL SINK	( 1 )
4. SHOWER	( 1 )	9. BIDET	( 1 )
5. SINK	( 1 )		

### NOTES

1. DESIGNED TO AS 3500
2. ALL WORK TO BE EXECUTED IN ACCORDANCE WITH CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
3. DRAINS AS LAID SHOWN IN BLUE LINES
4. EXISTING DRAINS SHOWN IN GREEN LINES
5. EXISTING DRAINS X'ED IN RED TO BE ABOLISHED TO APPROVAL
6. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND
7. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UP V.C.) INCLUDING STACKS, TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2032-1977 AND CANBERRA CODES OF PRACTICE
8. COPPER PIPES TO BE IN ACCORDANCE WITH AS 1432-1973 TABLE 2 TYPE B TUBES
9. CAST IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH AS 1631-1974
10. INSPECTION OPENINGS MUST BE PROVIDED AT THE PROPERTY BOUNDARY, ON EACH W.C. OR SLOP-HOPPER BRANCH; AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE, IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ALL JUMP-UPS
11. DRAINS UNDER BUILDING MUST BE RETESTED
12. SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
13. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS
14. PROVIDE AND INSTALL APPROVED FIRE STOP COLLARS TO ALL UP V.C. PENETRATIONS OF FIRE RATED WALLS AND FLOORS TO BUILDING SECTION'S REGULATIONS
15. I.S. AT PROPERTY BOUNDARY IS TO BE RAISED TO GROUND LEVEL IN ACCORDANCE WITH PLUMBING NOTE No 3
16. OVERFLOW RELIEF GULLY (O.R.G.) TO BE MINIMUM 300mm BELOW LOWEST FITTING WITH A FURTHER 50mm FROM TOP TO PAVING LEVEL OR A FURTHER 150mm FROM TOP TO UNPAVED GROUND LEVEL



PLUMBER & SANITARY ENGINEER  
 DRAFTER  
 FINAL TO THE  
 METER  
 COMPETENT

DRAWN: PHILTHY DRAINAGE PLANS 2582714  
 SCALE: 1:200 REF: 0411459147

*[Signature]*  
 SEWERAGE ENGINEER

## PAYMENT PENDING

As per terms and conditions in the Residential Reports Client Guarantee



# Tax Invoice

### Inspection Number 44974

Please ensure this number is used when making payment

31 October 2025

Jayson Davenport & Saraw Maddocks


**For the Property at:** 202 Ellerston Avenue Isabella Plains ACT 2905

NO PAY UPFRONT RAPID INSPECTIONS PACKAGE	
Access Canberra conveyancing fees (no GST)	181.00
Property Inspection and Report (package price)	520.00
Timber Pest Inspection and Report (package price)	490.00
Building Compliance Inspection and Report (package price)	475.45
First Rate Energy Efficiency Inspection & Report (complimentary)	0.00
Subtotal	1,666.45
Total GST	148.55
<b>TOTAL INC GST</b>	<b>\$1,815.00</b>

*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: <b>44974</b>
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: <b>44974</b> <b>IMPORTANT: PLEASE ensure this unique ID is used</b>



### 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](http://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](mailto:info@residentialreports.com.au)

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