4

Pittwater Council
Final Inspection Request

DA No: **N0765/00**

CC No:

RECEIVED
18 AUG 2005
PITTWATER COUNCIL

Property: 125 RICKARD ROAD NORTH NARRABEEN NSW 2101

I DEAN EVANS of SIDESHORE BUILDING
(Name) (Business)

at 125 RICKARD RD. NTH NARRABEEN
(Mailing Address)

being the **owner** of the site,

request that Council conduct a final inspection of the site and confirm that all building works and site landscaping have been completed, with a view to issuing the Occupation Certificate.

For access to the site, please contact:

Name: DEAN EVANS Phone: 0417 493362

NOTE:

Prior to lodging this request, you are advised to ensure that all component certificates required by the conditions of development consent have been submitted to Council. **Failure to lodge any of these certificates will prevent Council from carrying out the final inspection.**

Council will charge a fee for the issue of an Occupation Certificate.

Signature D Evans **Date** 15/8/05

* PAID:- 17/8/05
* REC: 173395.

FOCC ~~$220.00~~ $70

Request for Finals

Dean and Lisa Evans
125 Rickard Road
North Narrabeen
2101

18 Pages to follow including this page
Plus Pest inspection Report

Home 99705114
Dean 0417493362

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC0077/01

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Excavation and/or Filling

EX-1

I PAUL KEEN (Name) of PAUL KEEN & CO (Business)

at P.O. BOX 175
NEWPORT 2106 (Mailing Address)

being registered surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the **site excavation and/or filling (including around those trees nominated on the approved plan as being retained)** has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 30/05/05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC0077/01

Property: 125 RICKARD ROAD NORTH NARRABEEN NSW 2101

Glazing

GL-1

I DEAN EVANS of SHORE BUILDING
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

LICENSED BUILDER.

.....

hereby certify that the **glazing (including shower doors, shower screens, and bath enclosures where provided)**, has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings – Selection and Installation", AS 2047-1999 "Windows in buildings – Selection and Installation" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 28:6:05

Pittwater Council

Component Certificate

DA No: N0765/00

CC No: CC0077/01

Property: 125 RICKARD ROAD NORTH NARRABEEN NSW 2101

Roof Cladding

RC-1

I DEAN EVANS (Name) of SIDESHORE BUILDING (Business).

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

☐ licensed roofer

my qualifications being:

LICENSED BUILDER

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature D Evans Date 28 : 6 : 05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No:

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Stair Construction

ST-1

I DEAN EVANS of SIDESTONE BUILDING.
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

LICENSED BUILDER

hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature D Evans Date 28.6.05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC00771

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Wet Areas

WA-1

I DEAN EVANS (Name) of SIDESHORE BUILDING (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

LICENSED BUILDER

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature D Evans Date 28 · 6 · 05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC0071/01

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Wall, Roof Frames and Window Location

FM-1

I DEAN EVANS of SIDESHORE BUILDING
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

LICENSED BUILDER

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 28 · 6 · 05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC0771/01

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Bearers and Joists and Sub-floor Ventilation

BJ-1

I DEAN EVANS of SIDESHORE BUILDING
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

LICENSED BUILDER.

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing – AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing – AS 1684-1992 "National timber framing code" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature D Evans Date 28 · 6 · 05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No: CC00 77/01

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Roof Ridge Levels

RL-1

I PAUL KEEN of PAUL KEEN ~~&~~ CO.
(Name) (Business)

at P.O. BOX 175
NEWPORT 2106 (Mailing Address)

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the **roof ridge levels** ~~comply with the levels nominated on the approved plans or by any condition of Development Consent.~~
ARE AS SHOWN IN MY REPORT DATED 30/05/05
Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 30/05/05

Pittwater Council

Component Certificate

DA No: **N0765/00**

CC No:

Property: **125 RICKARD ROAD NORTH NARRABEEN NSW 2101**

Smoke Alarms

SA-1

I Glen Stokes of Stokes Illumination Solutions
(Name) (Business)

at

(Mailing Address)

being a qualified electrician, my qualifications being:

Electrical Contractor 20272C

.....

hereby certify that the **smoke alarms** have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature G. Stokes Date 15.7.05

Pittwater Council

Component Certificate

DA No: N0765/00

CC No: CC0077/01

Property: 125 RICKARD ROAD NORTH NARRABEEN NSW 2101

Driveway Construction

DW-1

I PAUL KEEN (Name) of PAUL KEEN & CO (Business)

at P.O. BOX 175 NEWPORT 2106 (Mailing Address)

being an:

☐ accredited certifier

☑ registered surveyor

my qualifications being:

REGISTERED SURVEYOR

GRAVEL

hereby certify that the **driveway** has been constructed ~~in accordance with the approved plans and/or Council's policy DCP-E3 and/or AS 2890.1-1993 and the relevant conditions of Development Consent.~~ AS SHOWN IN MY REPORT DATED 30/05/05

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature ..... Date 30/05/05

Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS
ABN: 94 053 405 011

VV 18097K .
10 August 2004.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

125 RICKARD ROAD, NARRABEEN
DEVELOPMENT APPLICATION No. NO765/00

During the construction, we inspected the reinforcement for the footings of a block retaining wall and the reinforcement in the block work at the subject address. At the time of our inspection the reinforcement was in accordance with AS3600 and AS3700 and Drawing No. 18097-1 dated 17 November 2000.

Our Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926

Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS
ABN: 94 053 405 011

VV 18097.
11th March, 2002.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

125 RICKARD ROAD, NARRABEEN.

We have calculated the most likely loads on the beam to be placed in the proposed living room roof and in our opinion a 200UB18 will be required for a span of 4 metres.

JACK HODGSON CONSULTANTS PTY. LIMITED.

J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
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Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS
ABN: 94 053 405 011

VV 18097 .
11th March, 2002.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 2103

Dear Sir.

125 RICKARD ROAD, NORTH NARRABEEN.
Development Application N° N0765/00.

We inspected the roof and wall frame of the proposed alterations and additions in the new kitchen and dining room area on the 18th February, 2002. At the time of our inspection the frame was in accordance with AS 1684.

Our Mr. Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer,
Nper3, Struc. Civil. No. 149788
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926

Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS
ABN: 94 053 405 011

VV 18097L .
12th May 2005.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

125 RICKARD ROAD, NARRABEEN
DEVELOPMENT APPLICATION No. NO765/00

We inspected the balustrades of the proposed alterations and additions at the subject address. At the time of our inspection the balustrades were in accordance with BCA and our on site instructions.

Our Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
DX 9038, MONA VALE.
EMAILpkeensvy@bigpond.net.au
ABN 56 214 809 862

P.O.BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 30th May 05
REF: 9000A

SURVEY REPORT

D Evans
125 Rickard Road
NORTH NARRABEEN. 2101.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio 69/16212 being Lot 69 in Deposited Plan 16212 situated at North Narrabeen in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A one and two storey weatherboard house roofed with steel and known as No.125 Rickard Road stands wholly within the boundaries of the subject land together with timber decks and a timber shed.

The land has a frontage of 12.19 metres to Rickard Road, the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

The frontage is not fenced. Part of the south eastern boundary is not fenced and the fence stands from 0.25 to 0.30 to 1.1 metres on to the adjoining land on the remainder. The rear boundary is not fenced. The north western boundary is not fenced.

There are no other visible encroachments by or upon the subject property.

The land is subject to the conditions contained in Covenant No.D428718.

Paul Keen.

PAUL KEEN & COMPANY

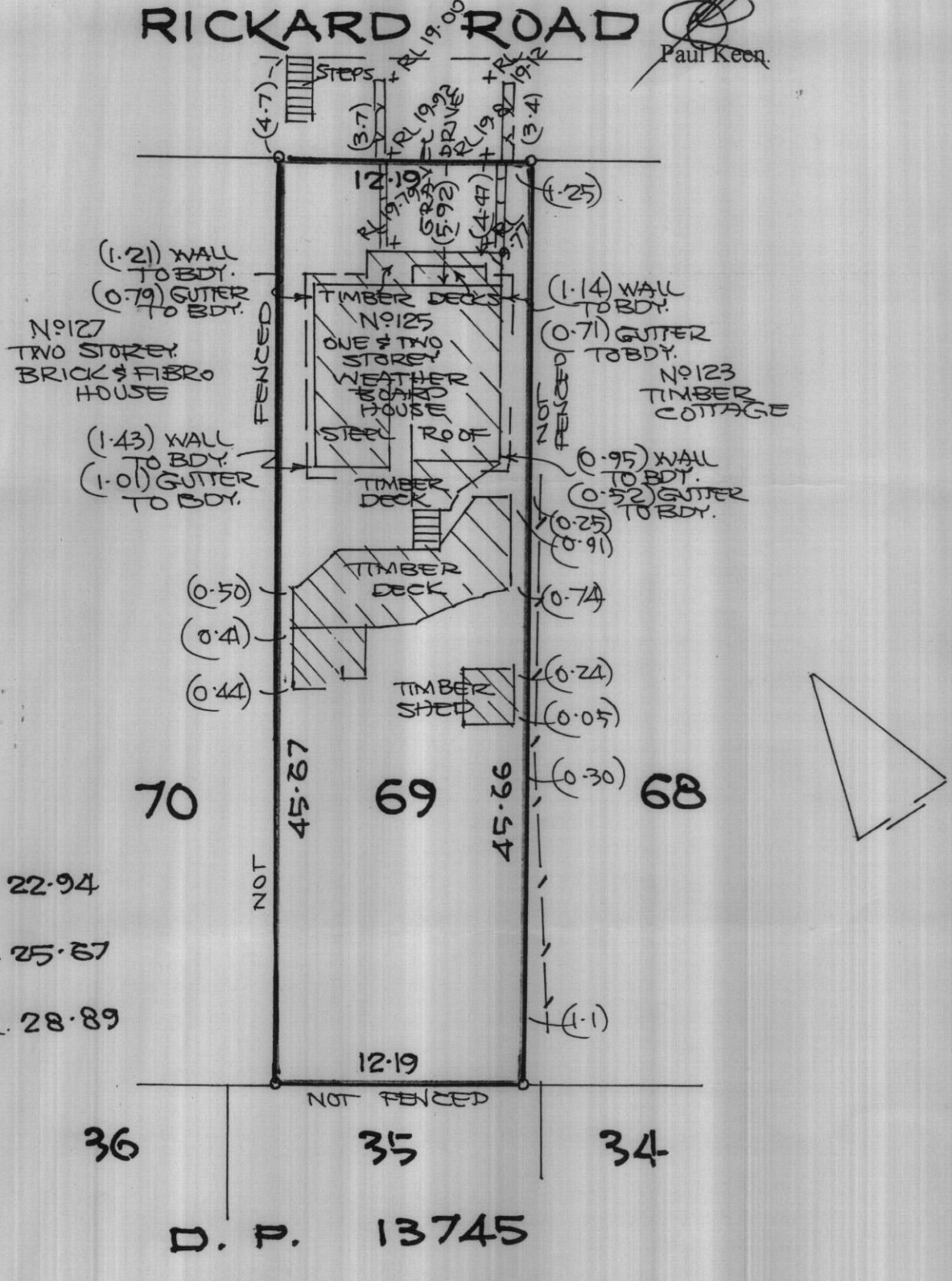
LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
DX 9038, MONA VALE.
EMAILpkeensvy@bigpond.net.au
ABN 56 214 809 862

P.O.BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 30th May 05
REF: 9000A

Paul Keen.



1ST. FLOOR LEVEL RL. 22.94

2ND FLOOR LEVEL RL. 25.67

TOP RIDGE RL. 28.89

TIMBER PEST INSPECTION

by

Rossman Building Services Pty. Ltd.
A.B.N. 63 079 197 069
Mobile Phone: 0409 024 814 Facsimile: 94996311
27/12 Phillip Mall, Kendall Street, West Pymble NSW 2073

4 August, 2005

Lisa & Dean Evans
125 Rickard Road,
NORTH NARRABEEN NSW 2101

Ref No: Misc/4200

PROPERTY: **125 RICKARD ROAD, NORTH NARRABEEN**

CLIENT: **LISA & DEAN EVANS**

INSPECTION DATE: **4 AUGUST, 2005**

REPORT BY:

MICHAEL DEAN
Bachelor Building Degree (University NSW)
Building Consultant (I.B.C.) (Lic. No. BC 278)
Statement of Attainment in Pest Control 1995 Werrington Tafe
Statement of Attainment National Pest Management Competency
Standards Assessment (Units 6, 8 & 10) 2002

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

SUMMARY OF PEST INSPECTION

This summary forms only part of the Pest Report and must be read in conjunction with the full report, not on its own. Failure to read the full report could result in essential information being over looked which could be critical with regards to the findings of the inspection. The full report takes precedence over the summary. The Terms and Conditions of the Pest Report are an essential part of the report and must be read.

No evidence of termite or borer activity was located in the areas covered by the inspection at the time of the inspection. **However, it is possible that termite activity or termite damaged timbers could be present in concealed areas of the house and that the activity/damage may only become noticeable during maintenance/renovation work.**

Termite damaged timbers were found in the rear yard store shed. The extent of damage appears to be "moderate" however stored goods within the shed would need to be removed to allow a thorough inspection of the shed. Where visual evidence of termite workings and damage was evident, but no live termites were present at the time of inspection, you must realise that **it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential.** Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" with ongoing inspections is provided, you must arrange for a treatment in accord with "*Australian Standard 3660*" to be carried out to reduce the risk of further attack.

The floor of the original section of the house is a concrete slab on ground. With slab on ground construction there are a number of avenues in which termites can enter the house without detection (although termite entry may be deterred if a termite treatment has been undertaken in the house construction). The points of entry include cracks in the concrete floor, gaps around floor pipe penetrations and the edges of the concrete floor slab.

All edges of the floor slab are not exposed. As the slab edge is the most common entry point for termite movement into houses that have concrete floors, and as the slab edge cannot be inspected, **this report cannot confirm that termites are not active in concealed areas of the house**.

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

SUMMARY OF PEST INSPECTION (Continued)

It is important that the slab edge is exposed, however if it is impracticable, and there is no evidence of other suitable termiticide barriers in place, then it is strongly recommended that a suitable termiticide treatment or baiting system be undertaken immediately.

Removable skirting boards are strongly recommended to allow the visual and physical examination of the bottom plates of the wall frames and the lower sections of the studs of the wall frames for termite activity/damage.

Termite barriers have been adequate installed in the recently completed house renovation/ addition.

The Deemed- To-Satisfy requirement of The Australian Standard "Termite management Part 1: New building work" (AS 3660.1 – 2000) for suspended floors includes antcapping to pier tops. Pier caps have been installed.

The rear bedroom extension which incorporates a suspended bearer/joist floor is located between the original house and a timber deck and is attached to both. AS 3660.1 – 2000 requires a separation gap of at least 25mm between attachments and the building (attachments including the likes of steps, decks, verandahs etcetera). The separation gap is to allow clear and uninterrupted visual inspection across the inspection zone. The separation gap is not required if the attachment is fitted with a barrier system. An alternative to shielding (barrier system) for the timber posts of the deck is metal stirrups, which have been fitted to the posts of the deck.

AS 3660.1 – 2000 also requires that a barrier be installed at the interface between the new work and the existing building at or below ground floor level to deter concealed entry to the new work. The base of the internal stairs is the only area of the interface work that is in contact with the ground. The stair stringers bear on the house concrete slab and can easily be inspected. It is important that clearance is maintained over the length of the internal stringer where the timber is within close proximity of the ground.

Notification of a pest treatment, which should be located in the metre box was not found. It is strongly recommended that immediate advice be obtained from a licensed pest controller to determine the type of pest control treatment which is most suitable for the property and which is acceptable to the home owner. It is important to implement a pest management program that includes regular pest inspections and an appropriate termiticide treatment or baiting system. Depending on the selection, the cost could be in the range of $2,000 to $6,000, however quotes should be obtained. The house is vulnerable to termite activity and should therefore be inspected every six months.

SUMMARY OF PEST INSPECTION (Continued)

The importance of regular pest inspections must be stressed, as it is possible that termites may have been active in the house at the time of inspection however concealed. It is possible that the termites could move into an area that is more visible after the inspection has concluded. The longer the termites remain undetected within the house, the greater the risk of damage to the timbers of the house.

Note: The house was furnished at the time of the inspection and therefore inspection of walls and floors behind/beneath furniture, carpets, fittings and fixtures was not made. As the furnishings and house hold/personal goods could have concealed evidence of termite/ borer/ fungi activity/ damage it is strongly recommended that a re-inspection be undertaken when the house is vacated.

This report has been prepared in accordance with AS 4349.3-1998 (Inspection of buildings- Part 3: Timber pest inspections).

If explanation of any aspect of the report is required, please ring Michael Dean on 0409 024 814. Often it is very difficult to fully explain situations, problems, access difficulties, or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report or have any questions at all or require any clarification then contact me for explanation prior to acting on this report.

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

TERMS & LIMITATIONS:

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

Rossman Building Services (R.B.S) will inspect those parts of the property which are reasonably accessible. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods. The minimum clearances include clear openings, within the sub floor, of not less than 500mm (w) x 400 mm (h) (to the underside of the floor bearer) and 500mm beneath a concrete floor and 600mm x 600mm in the roof spaces. R.B.S. will inspect areas safely accessible from a 2.1 metre step ladder internally and a 3.6 metre ladder externally.

The client hereby certifies and warrants to R.B.S. that the owner of the property or the authorized agent of the owner has given his or its consent to R.B.S. entering the property and any land appurtenant to the property to carry out such inspections as R.B.S. shall deem necessary and the client hereby indemnifies R.B.S. against all claims, demands or action what so ever arising out of its entry onto the property and against any injuries, loss or damage suffered by any persons arising out of such access and any actions undertaken in the cause of the inspection of the property by R.B.S.

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. R.B.S. CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. R.B.S. DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus)* were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

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

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

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

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

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

PEST REPORT – 125 RICKARD ROAD, NORTH NARRABEEN

Report for Evans

Property Description:

The house frontage has a north-easterly aspect with the land having a fall from the rear to the front of the property. The two storey timber framed house has concrete and timber floors, timber windows and metal roof sheeting.

Accommodation includes:

Upstairs: two bedrooms and ensuite.

Downstairs: lounge/dining room, kitchen, study, bathroom /laundry.

Areas Inspected:

Interior rooms, sub floor and the grounds/ building exterior

Exterior

No evidence of termite or borer activity was located in the areas covered by the inspection and at the time of the inspection **however termites could be active in timbers which are concealed or partially concealed by vegetation or in the soil.**

Termite damaged timbers were found in the rear yard store shed. The extent of damage appears to be "moderate" however stored goods within the shed would need to be removed to allow a thorough inspection of the shed. Where visual evidence of termite workings and damage was evident, 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.**

There is inadequate clearance between the wall claddings (25mm is required) and the downpipes and hot water heater to inspect for termite activity. Termites could move behind the above fixtures and enter the wall cavities without detection.

Dampness at the base of the hot water heater could attract termite activity.

There are trees within close proximity to the house that are susceptible to termite attack and which could be inhabited by termites/nests. Termites have been known to travel in excess of fifty metres from their nest to a food source.

Exterior (Continued)

As termite activity is not always visible from the exterior of timbers, drill testing the trees for termite activity is recommended.

Fungal decay/weathering was evident in the handrail of the rear timber deck (outside the upstairs external door). There was inadequate access beneath the rear decks to inspect the timbers for termite damage/ activity and for fungal decay damage. As the hardwood timbers are within close proximity of the ground they would be susceptible to fungal decay damage.

Poor site drainage, especially in the sub floor, greatly increases the likelihood of wood decay and termite attack. There was little evidence of site drainage. Monitor and consult a storm water drainage expert as required.

Sub floor

No evidence of termite or borer activity was located in the inspected area at the time of the inspection.

Termite barriers have been adequate installed in the recently completed house renovation/ addition.

The Deemed- To-Satisfy requirement of The Australian Standard "Termite management Part 1: New building work" (AS 3660.1 – 2000) for suspended floors includes antcapping to pier tops. Pier caps have been installed.

Sub Floor (Continued)

The rear bedroom extension which incorporates a suspended bearer/joist floor is located between the original house and a timber deck and is attached to both.

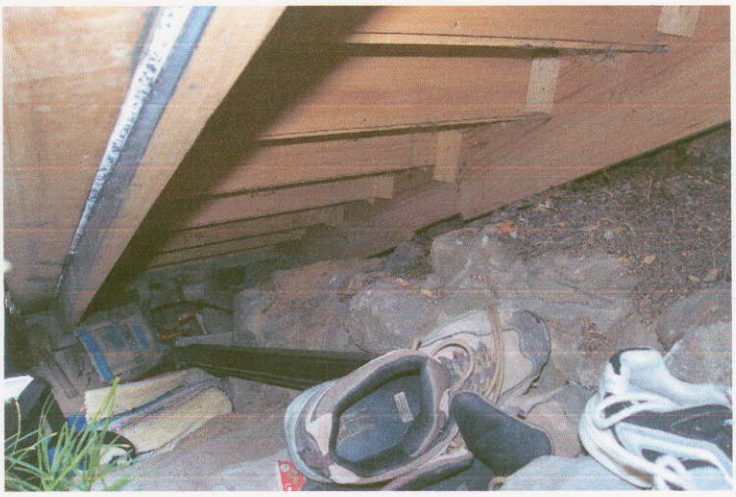
AS 3660.1 – 2000 requires a separation gap of at least 25mm between attachments and the building (attachments including the likes of steps, decks, verandahs etcetera). The separation gap is to allow clear and uninterrupted visual inspection across the inspection zone. The separation gap is not required if the attachment is fitted with a barrier system. The posts of the attached deck have been fitted with a metal stirrup which is an alternative to shielding (barrier system).

Although the attached deck has been fitted with post shoe supports there are areas where termites could access the deck and enter the extension.

Sub Floor (Continued)

The junction between the extension and the rear deck.

AS 3660.2 – 2000 Termite Management Part 2: In and around existing buildings and structures – Guidelines where attachments to buildings are not fitted with termite barriers, clearance gaps and cannot be easily inspected, then regular inspections should be undertaken to ensure no termite activity. There is however sufficient access to the attachment which allows easy inspection of the adjoining structures and the attachment posts have been fitted with stirrups.



AS 3660.1 – 2000 requires that a barrier be installed at the interface between the new work and the existing building at or below ground floor level to deter concealed entry to the new work. The base of the internal stairs is the only area of the interface work that is in contact with the ground. The stair stringers bear on the house concrete slab and can easily be inspected. It is important that clearance is maintained over the length of the inside stringer where the timber is within close proximity of the ground. The painting of the timber to prevent fungal decay damage to the timber is advisable.

Sub Floor (Continued)

As the floor of the original house is a concrete slab on ground it has no sub floor.

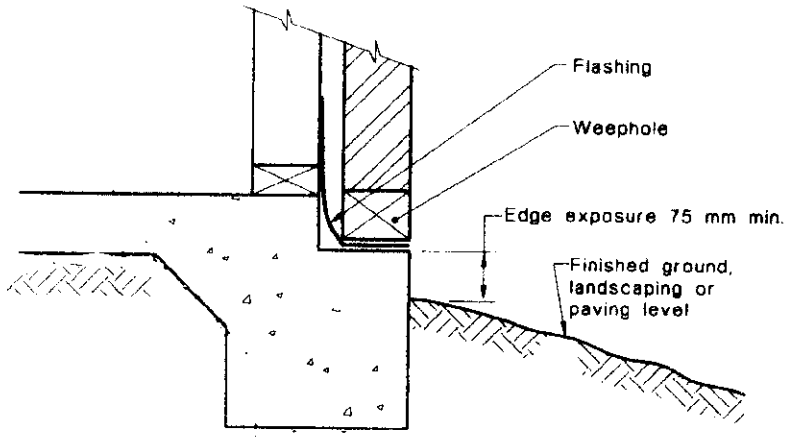
Depending on the termite barriers installed during the construction of the original house, the main avenues for termite entry into that area of the house are:

1. Across the concrete slab edge into the external wall cavities.

2. Through cracks between the floor waste pipes and the floor slab due to the shrinkage of the concrete away from the pipes.

3. Through shrinkage/settlement cracks in the concrete slab.

As all slab edges are not exposed, there is a high risk for undetected termite entry into the house.



It is important that all edges are exposed (as illustrated, although diagram for brick veneer construction), however if it is impracticable, and there is no evidence of other suitable termiticide barriers in place, then it is strongly recommended that a suitable termiticide treatment or baiting system be undertaken immediately.

Interior

No evidence of termite/borer activity was located in the inspected area at the time of the inspection.

Removable skirting boards are strongly recommended to allow the visual and physical examination of the bottom plates of the wall frames and the lower sections of the studs of the wall frames for termite activity/damage.

Interior (Continued)

Inspection could not be made of those timbers which are concealed by the likes of wall and ceiling linings, floor coverings, furniture, fitments and stored goods and therefore it could not be ascertained if there is termite activity or termite damaged timbers in concealed areas of the house.

Roof Space

No evidence of termite/borer activity was located in the inspected area at the time of the inspection.

Most of the structural roof timbers in the house are exposed (raked ceiling).

There was no access to the roof void above the ensuite. A man hole access should be provided. Inspection of the roof void above the laundry did not reveal termite activity or damage.

Inspection was only made of those ceiling/roof timbers that were exposed. Timbers above the ceiling linings could not be inspected.

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

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

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

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

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

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

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out very 6 to 12 months.**

SUBTERRANEAN TERMITES

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

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

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

SUBTERRANEAN TERMITES

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

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

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

BORERS OF SEASONED TIMBERS

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

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

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

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

TIMBER DECAY FUNGI

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