

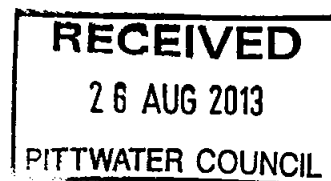
POSTED
22/08/13



FINAL OCCUPATION CERTIFICATE

Date Application Received	13/12/12		
Council	Warringah		
Occupation Certificate No.	2013-218	Date Approved	21/08/13
CDC No.	2012-164 & 2012-164 (MOD 1)	Date Approved	14/12/12 & 15/06/13
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Andrew Hooper-Nguyen	Contact Number	0478 089 922
Address	98 Crescent Road, Newport NSW 2106		
OWNER DETAILS			
Name	Andrew Hooper-Nguyen	Contact Number	0478 089 922
Address	98 Crescent Road, Newport NSW 2106		
DEVELOPMENT DETAILS			
Subject Land	98 Crescent Road, Newport NSW 2106	Lot No.	11 DP 1175297
Description of Development	Minor alterations		
Class of Building	1a	Value of Work	\$5,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection reports, Basix Completion Receipt, Structural Engineers, Smoke Detection & Electrical, Waterproofing, Glazing, Stormwater, Termite control,		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of a Complying Development Certificate			11/12/12
Timber Frame – prior to lining			07/02/13
Waterproofing – wet areas			01/03/13
Final Inspection – issue of Occupation Certificate			08/07/13
CERTIFICATION			
I, Craig Formosa, as the certifying authority am satisfied that; (a) the building will not constitute a hazard to the health or safety of the occupants, (b) a current Complying Development Certificate OR Construction Certificate has been issued for the building in respect to the plans and specifications for the building, (c) the building is suitable for its use under the Building Code of Australia, and (d) all the prescribed conditions of consent have been satisfied.			
Signed:		Date: 21/08/13	
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			

R-345965
\$36 PRVC
26/08/13



FORM Building Certifiers Pty Ltd ABN 76 134 030 710 | PO Box 1824, Dee Why NSW 2099 | T/F +61 2 8021 9313 | info@formbc.com | www.formbc.com

INSPECTION REPORT 7033

☒ Owner ☐ Applicant ☐ Builder ☐ Other	
Name ANDREW	Tel/Email
PROPERTY ADDRESS	
98 CRESCENT RD, NEWPORT	
INSPECTION TYPE	
PRE COC INSPECTION	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
☐ Inspection stage is Satisfactory ☐ Inspection stage is Satisfactory subject to Action Required ☐ Inspection stage is Not Satisfactory	☐ NO re-inspection required ☐ Re-inspection required ☐ Tick if result has also been given verbally
NOTES	
- PLANS ISSUED ADEQUATELY & ACCURATELY DEPICT EXS. SITE CONDITIONS & BUILDING - RL" & SETBACK SHOWN ON PLAN AS PER SITE MEASUREMENTS TAKEN - KIDS PLAYROOM/ANNEX OFF DARM 2 REMOVED DUE TO STRUCTURAL INADEQUACYS. - R/W REQUIRED FOR STAIRWELL MAY BE $\geq 1.0m$ IF EXS. BLOCKWORK ISN'T STRUCTURALLY ADEQUATE & REQUIRES REPLACEMENT (e.g. 1.2m.) - NO TREE REMOVAL REQUIRED - SEE PHOTO'S FOR FURTHER DETAILS.	
Owner advised that wall not COC	
Chris. Miles Accredited Certifier - BPB 1714	11 / 12 / 2012 Date

McKee and Associates Pty Ltd
Structural Engineers

Structural Engineer's Certificate

CDC Alterations at 98 Crescent Rd Newport
Structural Framing

We certify that we have inspected the structural framing and the completed works are generally in accordance with our drawings and that the completed works are structurally adequate and conform to the relevant Australian Standards.

McKee and Associates Pty Ltd



G McKee BE (Structural) PEng

19 February 2013

Visual Termite Inspection Report in accordance with AS 3660.2-2000

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4 and 6 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY** in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000. Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) 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 or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.
2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as "termites"), 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), borers of seasoned timber and wood decay fungi 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.
3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. 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 termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.
4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is **NOT** a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example: where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.
5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
6. **CONSUMER 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.
7. In the event any litigation is brought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

Visual Termite Inspection Report in accordance with AS 3660.2-2000

H 373918

Client: HOOPER Re: Structure at:

Address: 918 CRESCENT ROAD State: NSW Postcode: 2106
NEWPORT

Phone: Fax: Mobile:

Date of the Inspection: 15-6-13 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☒ Commercial ☐ Apartment/Unit/Flat ☐ Other:

Height: Single Storey ☐ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☐ Concrete Block ☐ Stone ☐ Weather-board ☒ Stucco ☐ Plastic/Vinyl ☐
 Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☐ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☒ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐
 Timber with hardboard areas ☐ Other:

Roof: Tile ☐ Coated Metal ☐ Iron ☐ Aluminium ☐ Other: COLOUR BOND

Fences: Colour Bond Type ☐ Timber ☐ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
 Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☐ Interior because

☒ Roof void because STORED ITEMS, CATHEDRAL CEILING'S

☒ Subfloor because COULD ONLY ACCESS EASTERN SIDE, AIR CONDUCTING CONCRETE SLAB AREAS

☐ Wall exterior because

☐ Garage because

☐ Carport because

☐ Out buildings because

☐ Trees, stumps and/or posts because

☐ Fences because

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture & stored items were not inspected.

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

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐
 Other: _____

Was Insulation present in the Roof Void? YES ☒ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☒ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☒ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
 Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐
Heterotermes species ☐ *Mastotermes darwiniensis* ☐ Other: _____

and have the potential to cause No ☐ Moderate to Extensive ☒ Extensive to Severe ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☒ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☒

If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact our Company immediately.

2.4 Termite damage and/or workings were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
 Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- Moderate ☐ Moderate to extensive ☐ Extensive ☐

Extensive & Severe ☐ See Clause 4 on page 1. If a treatment proposal is attached then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

IMPORTANT: If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an 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 an appropriate termite management program in accord with "AS 3660 Termite Management" is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 The following evidence of a possible previous treatment was found: NONE FOUND

2.6 A durable sign was ☐ **was not** ☒ **located.**

If located, the sign was found in the meter box ☐ the entry to the subfloor ☐ or other _____
 It indicates that a physical ☐ or a chemical treated zone ☐ or a combined physical and chemical treated zone system ☐ or another termite management system ☐ has been installed. This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.7 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered to be essential ☐ strongly recommended ☒ not essential BUT an inspection every () months is essential ☐ not required as one is being carried out by us ☐.

A treatment proposal is attached ☐.

2.8 Timber retaining walls should be replaced with non-susceptible material ☐ (Consult a Builder before replacing).

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

Whilst not a builder it appears that termite shields are: Adequate ☐ Inadequate ☒ Not Applicable ☐ Unable to assess ☐

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

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report or their client. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

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.

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 inspection is available by request. Several days notice may be required. Time taken for this type of inspection 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. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect 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.**

If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection
and no comment is made on such systems.

H 373918

2.10 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? YES ☐ NO ☒

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

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

Timber in the subfloor ☒ [remove] Timber stored against the building/s ☐ [remove] Timber debris around the outside of the building/s ☐ [remove] Formwork left in place in subfloor and/or under suspended slabs ☐ [remove] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☒ [rectify] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [see attached proposal if attached] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [remove & replace] Landscape timbers should be replaced with non-susceptible material ☐ [remove and replace] Heavy foliage against the building/s ☐ [remove] Timber structures in contact with the soil and are attached to the building/s ☒ [either remove or fit termite proof stirrups between soil and the timber] Patios and paths etc attached to the building/s ☐ [where possible gain access/have regular termite inspections]

Other: - _____

2.12 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be: Moderate ☐ Moderate to High ☐ High ☒ Extremely High ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: Adequate ☒ Inadequate ☐ Not able to assess ☐ Not applicable ☐

Areas where drainage should be attended to by a plumber or other expert and why: _____

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: Present ☐ Not present ☒ Not able to comment ☐

Areas where leaks should be attended to by a plumber or other expert and why: _____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? Yes ☒ No ☐

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: Adequate ☐ Inadequate ☒ Not able to assess ☐ Not applicable ☐

Where ventilation needs to be improved consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: Yes ☐ No ☒ Not applicable ☐

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

Does the slab edge inspection zone fully comply? ☒

No, arrange for slab edge to be exposed ☐ No, not required as it is an infill slab ☐ Not applicable ☐ Yes ☐

Not able to comment - refer to note top of page 6 ☐

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2000 and for more information you should ask a builder."

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

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites 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 may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems 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 management systems installed to AS3660-2000 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites 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 trucks. 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. Damage and termite workings that have 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 termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

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 resides 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. 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.

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly 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.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites 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.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

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: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers
and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

H 373918

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

Were the weep holes clear allowing the free flow of air? No, arrange for weep holes to be exposed ☒ Not applicable ☐ Yes ☐

Not able to comment ☐ because _____

3.7 Environmental, other Conditions and/or general information: _____

It is **strongly recommended** that a full Inspection and Report be carried out every 12 months. Regular inspections **DO NOT** stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections **DO NOT** stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: If you become aware of any termite activity **DO NOT** disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.

The Inspection and Report was carried out by: Robert SANKER
(Name of Inspector)

State Licence No: 1404 Insurance Termite Accreditation No: 4891

Dated this 13th day of JUNE 20 13

SIGNED FOR AND ON BEHALF OF: DEE WING PEST CONTROL
(Name of Company)

Signature: 

Platinum Cable Services

ABN: 51 893 660 732 Lic No: 174421c

Avalon, NSW
attentiongrant@gmail.com
Mobile: 0418481814

MAY 5th 2013

Mr. Andrew Hooper-Nguyen
98 The Crescent Rd Newport NSW 2106

This letter is to certify that Platinum Cable Services has supplied and installed (3) 240Vac mains powered smoke detectors with back up batteries.
At 98 The Crescent Rd Newport NSW 2106.
The installation complies with AS3786 and manufactures installation guide lines.
And complies with part 3.7.2 of the building code of Australia.

Yours sincerely

Grant W Callaghan
PLATINUM CABLE SERVICES

Smart Wired Accredited Installer.

Platinum Cable Services

ABN: 51 893 660 732 Lic No: 174421c

Avalon, NSW
attentiongrant@gmail.com
Mobile: 0418481814

MAY 5th 2013

Mr. Andrew Hooper-Nguyen
98 The Crescent Rd, Newport NSW 2106

140 CENTRAL RD AVALON, NSW 2107.

All electrical works carried out at 140 Central Rd, Avalon NSW 2107.
Complies with AS 3000 Australian Standards and local Energy Authorities and regulations.

Yours sincerely

Grant W Callaghan
PLATINUM CABLE SERVICES

Smart Wired Accredited Installer.



HYDROSEAL

WATERPROOFING • WEATHERPROOFING

Incorporating DYCO DAMP-PROOFING LIC. R96170

230 Mitchell Road, Alexandria NSW 2015
Web Site: www.dyco-hydroseal.com.au
Tel: (02) 9516 5322, Fax: (02) 9516 5347

Andrew Hooper- Nguyen
98 Crescent Road
Newport
N.S.W 2106

11th July 2013

Re: Waterproofing application at : 98 Crescent Road, Newport 2106

Dear Sir / Madam,

We wish to confirm that the waterproofing work carried out at the above property was in compliance with Australian standards AS 3740.

Areas Include: 2 x Upstairs Bathroom (floor and shower walls)
1 x Ground Floor Bathroom (floor and shower walls)
1 x Deck

All waterproofing work carried out comes with a fully backed warranty for workmanship and materials.

Materials used; Moisture Seal Hydrexpoxy – Floors and Walls
Damp Fix P.U Polyurethane - Floors
HPM Uniflex P.U - Walls

I trust the above mentioned is satisfactory and meets with your approval. If any other information is required please do not hesitate to contact me.

Yours faithfully,

Anthony Kerim
Dyco - Hydroseal



All types of membrane Applications • Rising Damp Specialists • Commercial & Private



Compliance Certificate

Wideline Pty Ltd

is a participating member of the **AWA Accreditation Program**, provides a **7 year Guarantee** against faulty workmanship and materials (Refer to Manufacturer's Warranty), is committed to the **Industry Code of Conduct** and has met the requirements of the annual **AWA Compliance Audit** conducted by a NATA accredited audit

The manufacturer certifies that the windows and doors supplied to:

ANDREW HOOPER - 98 CRESCENT RD NEWPORT

Delivered on: **28/02/2013**

have been manufactured to comply with the Australian Window Standard **AS2047** and the Glass Standard **AS1288** including human impact requirements as specified in the order.



Accreditation No. 13739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation.


Chris Logan

The Builder/Installer certifies that the windows and doors supplied have been installed correctly and the human impact glass located in the correct openings

Lic 181305c

Builder / Installer

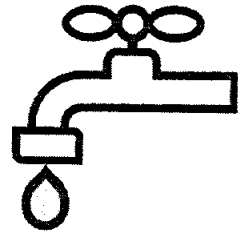


Date:

9/7/2013

Visit the website: www.awa.org.au for accreditation details

Versatile Systems P/L



ABN 51 083 210 468
Lic. No. 135973C
101 Wallumatta Rd, Newport 2106
Phone: 0417 463 892
Fax: 02 9940 0620
Email: gleeso101@hotmail.com

5 July, 2013

To Whom It May Concern

Re: 98 Crescent Road, Newport

This is to certify that the plumbing, drainage and stormwater system for the above property complies with the following conditions of consent:

- a) all plumbing and drainage works have been carried out by myself, a practising licensed plumber/drainage (lic. no. 135973c);
- b) all sanitary plumbing and drainage work complies with the requirements of the Local Government (Water Sewage and Drainage) Regulation, 1993;
- c) the stormwater system and rainwater collection tank system have been installed as per Pittwater Council requirements;
- d) works have been carried out in accordance with the NSW Code of Practice Plumbing and Drainage.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Gleeson'.

Chris Gleeson
Licensed Plumber

BASIX Completion Receipt

Receipt no.: CR-1375230606553-A152985

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General
Date of issue: Wednesday, 31/07/2013



Principal certifying authority

Name:	Craig
Accreditation scheme:	BPB
Accreditation number:	0124

Final Inspection

Date of final inspection:	Monday, 08/07/2013
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BASIX Certificate details

BASIX Certificate no.	A152985
Project name	Andrew Hooper-Nguyen
Street address	98 CRESCENT Road
Suburb	NEWPORT
Postcode	2106
Local Government Area	Pittwater Council