



Termite, Timber Pest Report.

Inspection Date: 15 Feb 2020

Property Address: Northern Rural Area, Vic



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Definitions to help you better understand this report

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

“Timber Pest Detection Consultant” A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

“Building and Site” The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Pre-Purchase Standard Timber Pest Report”.

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based

please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/ materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

We Highly Recommend, Immediate Action As Detailed In The Report.

The parties

Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address: Northern Rural Area, Vic

Client's Email Address:

Client's Phone Number:

Consultant: Les Camilleri Ph: 0411807766
Email: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

Section A - Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Evidence of active (live) termites	Not Found
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Evidence of termite activity (including workings) and/or damage	Found
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Evidence of a possible previous termite management program	Not Found
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Evidence of chemical delignification damage	Not Found
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Evidence of fungal decay activity and/or damage	Not Found
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Evidence of wood borer activity and/or damage	Not Found
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Evidence of conditions conducive to timber pest attack	Found
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Evidence of serious safety hazards	Not Found
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Next inspection to help detect a future termite attack is recommended in

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

Additional specialist inspections

- As identified in the summary and the defect statements in this report.
- Termite & Timber Pest Technician / Licensed Pest Controller
- Re-Inspection By Master Property Inspections.

Section B - General

General description of the property

Building Type:	Detached house
Number of Storeys:	Single storey
Smoke detectors:	Not Applicable IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	The site appears to be reasonably drained, however some areas, as
Access:	Not Applicable
Main utility services:	Not Applicable
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.

Weather conditions: Overcast & Mild Drizzle

Primary method of construction

Main building – floor construction: Slab on ground

Main building – wall construction: Finished with plaster, Timber framed, Brick veneer

Main building – roof construction: Timber framed, Corrugated Sheet Roofing, Pitched roof

Other timber building elements: Various Other Timbers As Too Many To Mention, Skirting, Doors, Architraves

Other building elements: Pergola, Garage, Verandah, Carport, Shed

Overall standard of construction: Acceptable

Overall quality of workmanship and materials: Acceptable

Level of maintenance: Reasonably maintained

Section C - Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the Building and Site.

- The site
- Building exterior
- Building interior
- Outbuildings
- Roof Space - ONLY Partial

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not “considered practical” to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Floor coverings
- Furniture
- Packing boxes
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Built up areas abutting the building
- Duct work
- Earth abutting the building
- Landscaping abutting the building
- Thick foliage
- Vegetation
- Leaves

- Appliances and equipment
- Wardrobes, as general clothing, boxing or similar, obscured inspection to these areas
- Cupboard areas, such as sink areas, bathroom cupboards and similar
- Plaster Installation is a HIGH obstruction in this particular property.

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Roof Space WAS NOT INSPECTED

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Undetected timber pest risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

Section D - Significant items

The following items were reported on in accordance with the Scope of Inspection.

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found.

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found.

TERMITE WORKINGS AND/OR DAMAGE

1.01

Location: The Site

Finding: Identification Procedures Designed To Help identify Termite Activity - Timber Pest Damage amend
 Identification Procedures Designed To Help identify Termite Activity - Timber Pest Damage

All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

In attempt to identify the presence of hidden timber pest activity , a variety of techniques are adopted to identify irregularities including, a moisture meter and temperature digital meter assessments for comparison analysis , sounding of timber elements using a device called a "donga" visual assessments of materials affected by moisture or signs of deformity , trails and bridging constructed by termites , irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and this contract is grounds for further investigation.

The moisture content variation was quite low and within the acceptable range of 5% to 15% .

Temperature variations were all identified under 25 degrees which is consistent with normal range for building elements in these conditions.

At the time of the inspection there was evidence of termite timber damage / activity and visually accessible timber damage caused by termites and / or timber pest.

The levels of moisture in all areas were found to be in the normal range.

As all areas are not able to be inspected due obstructions and limitations, we therefore can not rule out the possibility of concealed timber pest activity.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.





1.02

Location: Laundry
 Finding: Termite - Damage Identified.
 Termite damage to laundry

Upon inspection of the laundry, it was clear that renovation work has already started on the area in the laundry .

Partial plaster and tiling has already been taken out.

At this time the builder recognised that there could be some sort of pest damage and stopped the job.

It is evident that this is termite damage and significant. It is unknown as to how extensive the damages are.

The area to the right of the laundry appears to have hollow timber sounds whilst using the donger as well.

I highly recommend that the plaster and timber areas around the laundry, including the room to the right and possibly the left and possibly ceiling areas will need to be taken down. The extent of the strip out will depend on where the termite damage stops as I highly recommend that until the timber damage stops the plaster will need to continue to come off at a very bare minimum.

Unfortunately the possibility of termite damage to other areas that are not visually accessible and/or exposed to the internal area of the property and the external area of the property , including all garden areas sheds etc are extremely HIGH.

My recommendation is there is a process of the order of works that need to take place. Prior to a builder starting any remediation and demolition works, it is important to get a professional licensed pest controller to assess the damage and make his recommendation on a pest management system for the property, whether it be chemical or bait stations .

Once a pest management system has been installed, and the time period has elapsed that the pest controller is satisfied, this is when a registered builder can come to the property to make his assessment and start works.

It is suspected that termite activity is occurring or has occurred or there is evidence of termite damage.

Damage caused by termites found in termite areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous termite damage was found in this area.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.

The application of a post-construction chemical termite barrier or other termite treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

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Please Note :

NO termites were detected at the time of the inspection, however termite timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other debri and all other items not only around the home but to the entire

property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.







1.03

Location: Roof Space

Finding: Termite - Damage Identified.

Prior to the statement below, Master Property Inspections could only inspect the roof space area around the man hole and as this property has termite damage, we HIGHLY RECOMMEND an invasive inspection to the roof space area and certainly NOT LIMITED TO THE ROOF SPACE AREA.

It is suspected that termite activity is occurring or has occurred or there is evidence of termite damage.

Damage caused by termites found in termite areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous termite damage was found in this area.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

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The application of a post-construction chemical termite barrier or other termite treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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It is recommended that obtaining such advice be a short-term priority.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Please Note :

NO termites were detected at the time of the inspection, however termite timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





1.04

Location: Garden Areas - All Areas

Finding: Timber Pest - Damage Identified.

It is suspected that timber pest activity is occurring or has occurred as there appears to be evidence of timber pest damage.

Damage caused by timber pests found in termite and timber pest areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous timber pest damage was found in these areas.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.

The application of a post-construction chemical termite barrier or other termite / timber pest treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO
 EXAMPLES as a GUIDE.

Please Note :

NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





1.05

Location: Garden Areas - All Areas

Finding: Termite - Damage Identified.

It is suspected that termite activity is occurring or has occurred or there is evidence of termite damage.

Damage caused by termites found in termite areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous termite damage was found in this area.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.

The application of a post-construction chemical termite barrier or other termite treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

CHEMICAL DELIGNIFICATION

No evidence was found.

FUNGAL DECAY

No evidence was found.

WOOD BORERS

No evidence was found.

FREQUENCY OF FUTURE INSPECTIONS

The next inspection to help detect termite attack is recommended in:

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found.

THE PRESENCE OF EXCESSIVE MOISTURE

2.06

Location: Bathroom

Finding: Shower Base - Damp

Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



2.07

Location: Bathroom

Finding: Wet Areas, Moisture Present - Attract Termites.

Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay as Termites are attracted to moisture.

Any areas of a home, for example bathrooms around showers with faulty silicon or caulking, moisture in cupboards from plumbing leaking, wood rotting, constant moisture to timbers, constant wet areas in or around the home all are just examples of areas that we call very conducive to termites and immediate action to keep these areas mentioned and all other areas to the inside and outside of a home and garden dry.

All wet areas must be taken care of to reduce the HIGH risk of termite attraction.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



2.08

Location: Bathroom

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A flexible sealant/silicon and tile mortar should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damaged or missing sealant and tile mortar is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary defects or secondary damages can start instantly.

Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing.

Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

A sealant specialist, tiling contractor and/or registered builder should be appointed to assess any damage caused by water to the entire internal, sub-floor, walls etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these works as soon as possible.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



2.09

Location: Bathroom 2

Finding: Wet Areas, Moisture Present - Attract Termites.
Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay as Termites are attracted to moisture.

Any areas of a home, for example bathrooms around showers with faulty silicon or caulking, moisture in cupboards from plumbing leaking, wood rotting, constant moisture to timbers, constant wet areas in or around the home all are just examples of areas that we call very conducive to termites and immediate action to keep these areas mentioned and all other areas to the inside and outside of a home and garden dry.

All wet areas must be taken care of to reduce the HIGH risk of termite attraction.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



2.10

Location: Bathroom 2

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

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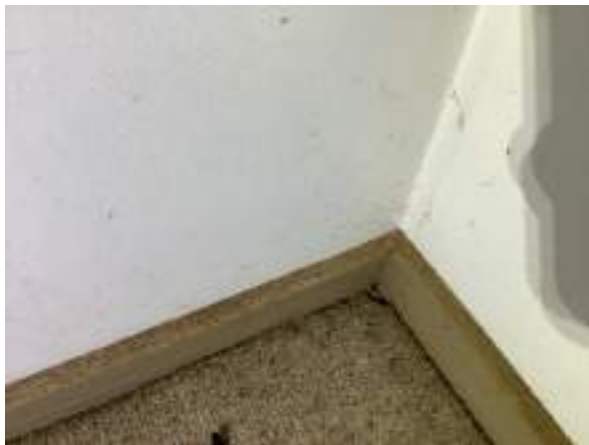
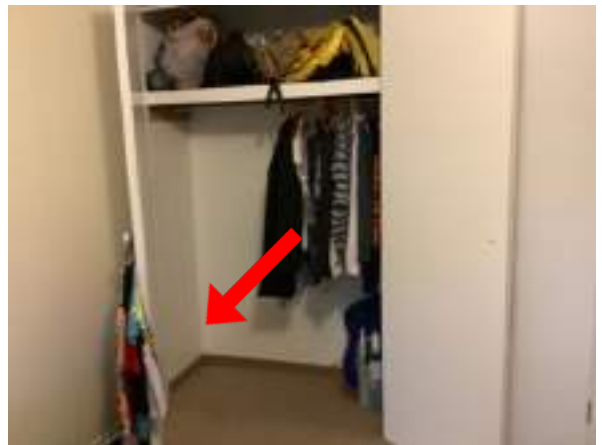
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A sealant specialist, tiling contractor and/or registered builder should be appointed to assess any damage caused by water to the entire internal, sub-floor, walls etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these works as soon as possible.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



2.11

Location: Kitchen

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

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2.12

Location: Perimeter Of Building - Exterior

Finding: HWS Overflow - Not Connected

The Hot Water System (HWS) overflow was found to be disconnected from storm water draining and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Technical Solution Sheet 6.09 6: Hot Water Plumbing

Temperature Pressure Relief (TPR) Valve Drain Lines

NOTE: The aim of the technical solution is to clarify some of the requirements relating to the installation of drain lines from Temperature Pressure Relief (TPR) valves. Subsequent installation of drain lines to a common back and gradually sloping towards the termination with the correct installation requirements.

NOTE: This technical solution should be used in conjunction with the relevant plumbing code and standards and is not intended to replace any other technical solution.

1. Length

- a. Shorter than 1.5m (5ft)

2. Slope

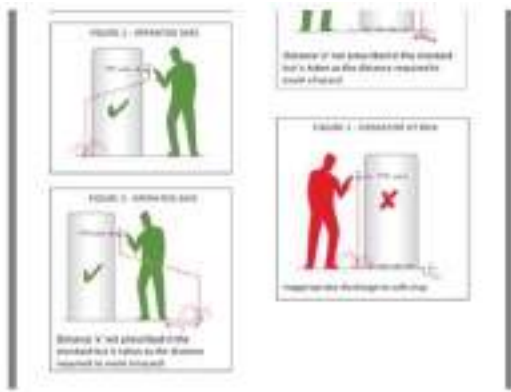
To drain through a common back, a drain line must be provided in a position where the length is as per:

- a. 1.5m
- b. 1.5m to 1.8m (5ft to 6ft)

Table 1: Allowed to occur under certain conditions

Drain length	Minimum Slope	Maximum Slope
1.5m	1:100	1:50
1.8m	1:100	1:50
2.1m	1:100	1:50

AS 4850.3-2012 PLUMBING CODE



2.13

Location: Garden Areas - All Areas

Finding: Garden Beds - Conditions Conducive to Termites
Garden beds were found to be evident in areas of garden areas. These garden beds can include untreated timber, bark, excessive old vegetation and with a combination of moisture from watering hosing can make conditions very conducive to termite activity and termite ingress. It is always important to keep the garden beds as clean as possible and take out excess old bark from the trees, leaves and keep bark mulch to a minimum or better introduce rocks or some item that does not create an conducive environment for termites and hold excess moisture.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





2.14

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;
H = the height of the tree at its full potential height, not its height today.
D = the distance from the tree to the building at the trees full potential height.
D = varies pending on one tree to 4 trees or more.

At the time of the inspection it was found that the plants are overgrown and close to the exterior building.

This has the effect to create a conducive environment for termites and restricts visual contact to the weep holes in the event that termites create a barrier into the property.

It is highly recommended that the plants be trimmed and/or moved away from the immediate area of the perimeter building...

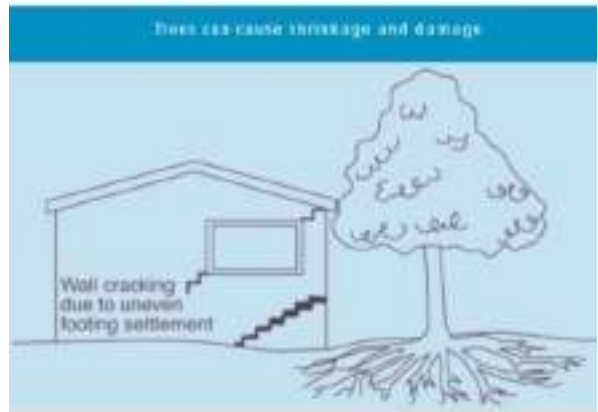
The property is a high risk for termites as the environments to the property are very conducive with many susceptible areas.

As noted above, I can not stress how important it is to severely reduce the trees, vegetation, timber and other debri and all other items not only around the home but to the entire property as a matter of urgency.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

d = 1.0h (single tree)
d = 1.5h (group of trees)
d = 2.0h (row of 4 or more trees)



GRADING DEFINITIONS OF SOIL CLASSES	
Class	Description
A	Very good soil with very low risk of soil erosion/instability from weather change
B	Slightly erodible soil with a low to high ground movement from weather change
C	Medium erodible soil with a low to high ground movement from weather change
D	Slightly erodible soil with a low to high ground movement from weather change
E	Highly erodible soil with a high to very high ground movement from weather change
F	Very erodible soil with a very high to high ground movement from weather change
G	Highly erodible soil with a very high to high ground movement from weather change
H	Very erodible soil with a very high to high ground movement from weather change
I	Very erodible soil with a very high to high ground movement from weather change



2.15

Location: Bedroom Wardrobe

Finding: Water Staining - Damaged Materials.

There is an unusual substance on the wall and timber work in this area it may be due to moisture or no ventilation and it also could be related to the shower area however no moisture was detected at the time of the inspection.

Water staining was evident in this area or areas at the time of inspection.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

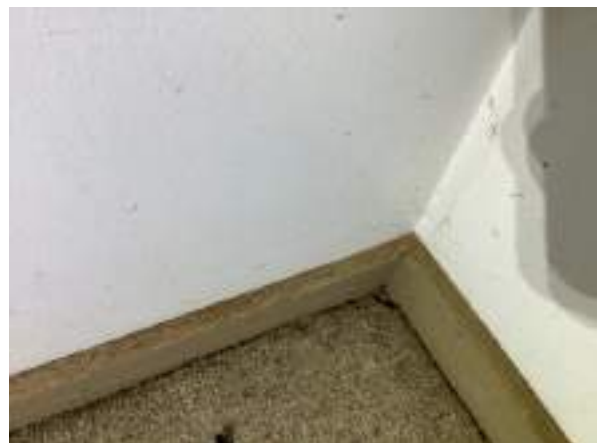
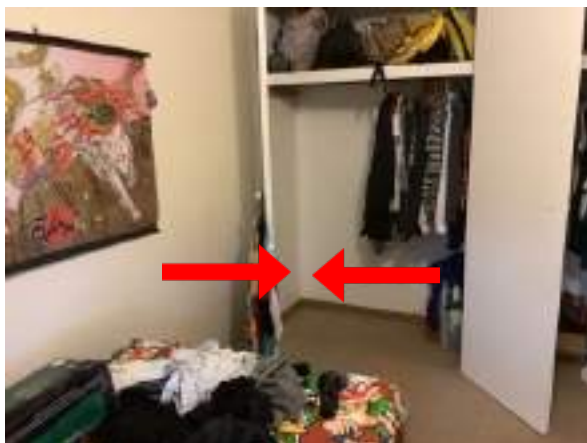
It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.



BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

2.16

Location: Perimeter Of Building - Exterior

Finding: Weep Holes - Bridging Or Breaching Of Termite Barriers Defective.
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed 150mm from the bottom of the weep hole to the ground level and 75mm from the bottom of the weep hole to the top off concrete paving in all areas throughout the external property.

Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

2.17

Location: External Areas

Finding: Timbers - In ground contact

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

2.18

Location: The Site

Finding: Stored Timbers / Debris / Items - All Areas, Subfloor space or exterior external areas.
The storing of timbers / debris / items in the subfloor space or around the external property increases the risk of termite activity being present, as they are likely to come into contact with weather conditions or excessive moisture where wood rot is likely to develop on timbers that are not treated, or where debris or items are stored

It is highly recommended that any stored timbers / debris or items be immediately removed from areas

It is highly recommended that any stored building materials or other materials be immediately removed from areas in which they may attract any termite / timber pest attack around the perimeter and/or sub floor areas of the dwelling and a re-inspection is carried out.

Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Serious Safety Hazards

No evidence of Serious Safety Hazards were found

Section E - Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. Yes, as detailed in section E, treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended, see section E.
3. Yes, as detailed in section E, removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in .

Section F - Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Section G - Additional comments

IMPORTANT:

When you find this statement BELOW in the defects statements and/or findings in this report, it is important to further look for this item throughout the entire property for further areas of concern.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Noted Items

For your information

4.19

Location: The Site
Finding: General Site Photos & Compass
General site photos and other areas of interest are provided for your general reference.



4.20

Location: The Site

Finding: Termite Management System - NO evidence of installation
The application of a post-construction chemical termite barrier and/or baiting stations or the like is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



4.21

Location: The Site

Finding: Additional Photos - Obstructions and Limitations

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

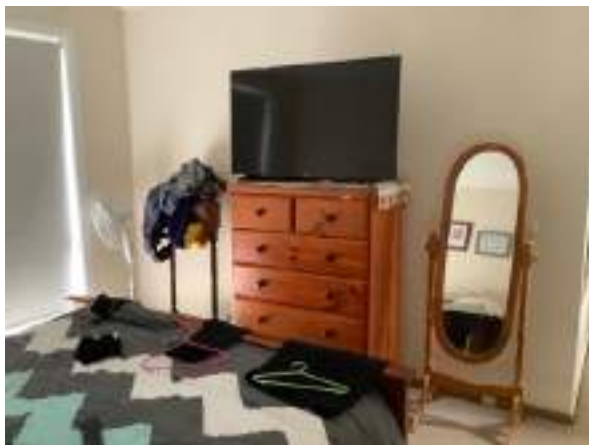
These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites but not limited to.

These obstructions should be removed to allow full inspection to be carried out.

Whilst we have taken many photos of the home and surroundings of the obstructions and limitations , we have just added a few photos in the report for you to understand the type of obstructions and limitations .

A re-inspection is recommended once the areas are made accessible.

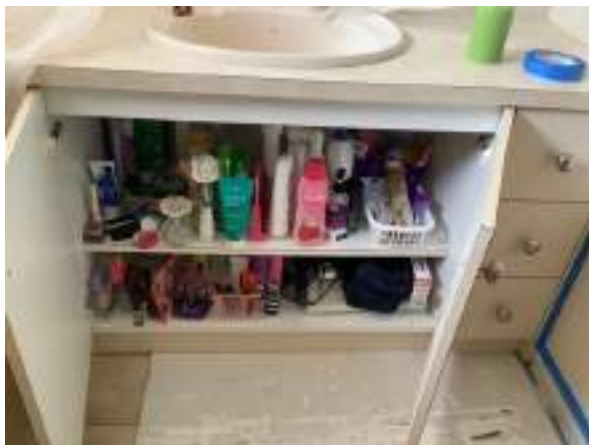












4.22

Location: Roof Space

Finding: Roof Space - No Access

The roof space had Limited access point to the roof space area and in addition a minimum of 600mm high is required for a person to go in the roof space area.

DIMENSIONS FOR REASONABLE ACCESS AS PER TABLE 3.2 , AS 4349.1.-2007.
Inspection of buildings - Pre-purchase Inspections - Residential buildings.

Area Access hole 400 x 500 minimum

Crawl Space 600 x 600 minimum

Height 3.6 m ladder max on a ladder.

By not inspecting the roof space area there can hide an array of defects, without inspection to the roof void area it is impossible to rule out termite activity and/or termite damage and other undetectable issues .



Section H - Annexures to this report

There are no annexures to this report

Section I - Certification

This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Name: Les Camilleri

Date of issue: 17 Feb 2020