



Termite & Timber Pest Report

Inspection Date: 31 Jan 2020

Property Address:



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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

There are no special conditions or instructions

The parties

Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address:

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
Evidence of termite activity (including workings) and/or damage	Not Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Not Found
Evidence of wood borer activity and/or damage	Found
Evidence of conditions conducive to timber pest attack	Found
Evidence of serious safety hazards	Found
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

- Termite & Timber Pest Technician / Licensed Pest Controller

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 poorly drained in areas as stated in the report.
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: Dry

Primary method of construction

Main building – floor construction: Stumps & Suspended Flooring

Main building – wall construction: Weather Boards

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

Other timber building elements: Various Other Timbers As Too Many To Mention, Skirting, Doors, Architraves, Weather Boards, Floor Boards , Various other timbers in many areas.

Other building elements: Shed

Overall standard of construction: Not Applicable

Overall quality of workmanship and materials: Not Applicable

Level of maintenance: Poorly maintained

Section C - Accessibility

Areas Inspected

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

- Building interior
- Building exterior
- Roof exterior
- Roof space
- The site

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:

- Flooring
- 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
- Landscaping abutting the building
- Vegetation
- Thermal insulation
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Cupboard areas, such as sink areas, bathroom cupboards and similar

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

Inaccessible Areas

The following areas were inaccessible:

- Subfloor, due to height restrictions

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

No evidence was found.

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

CHEMICAL DELIGNIFICATION

No evidence was found.

FUNGAL DECAY

No evidence was found.

WOOD BORERS

1.01

Location: The Site

Finding: 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 (timber pest) 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.

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.

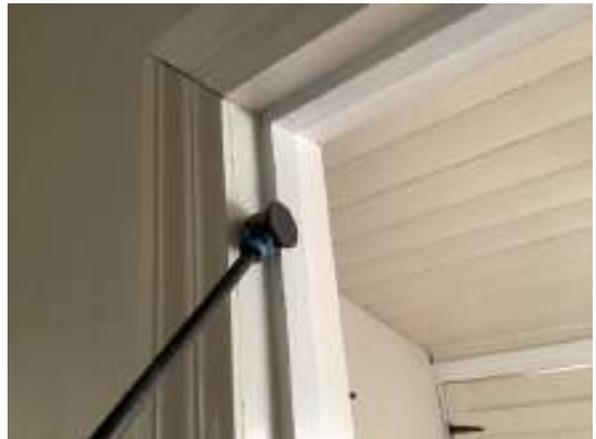
The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other 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.



1.02

Location: Roof Space

Finding: Timber Pest - Damage Identified.

It is suspected that timber pest (Borer) 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.

In addition I would like to mention, that the client has taken up the flooring in this area only as they were concerned for termite damage, it appears that the damage is borer timber damage and the damage is sustained within the area of where the timber flooring has been taken out. The subfloor area that can be visually sited has additional minor borer damage approximately 1500 mm away on the floor Joist, however from the location where I can see, it appears to be cosmetic only.

There was no other evidence of termite or borer damage to the subfloor area from where I could visually site.

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.

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MUST to minimise the risk of termite and timber pest existence and timber damage.



1.03

Location: Baby's Room

Finding: Timber Pest - Damage Identified.

It is suspected that timber pest (Borer) 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.

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

In addition I would like to mention, that the client has taken up the flooring in this area only as they were concerned for termite damage, it appears that the damage is borer timber damage and the damage is sustained within the area of where the timber flooring has been taken out. The subfloor area that can be visually sited has additional minor borer damage approximately 1500 mm away on the floor Joist, however from the location where I can see, it appears to be cosmetic only.

There was no other evidence of termite or borer damage to the subfloor area from where I could visually site.

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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.







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

2.04

Location: Perimeter Of Building - Exterior

Finding: Drainage - Perimeter Building Ground Fall Defective.
At the time of the inspection it was noted that the surrounding perimeter soil does not fall away from the slab / building.

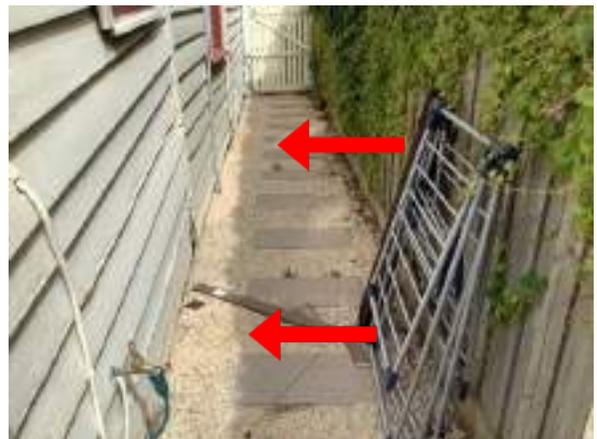
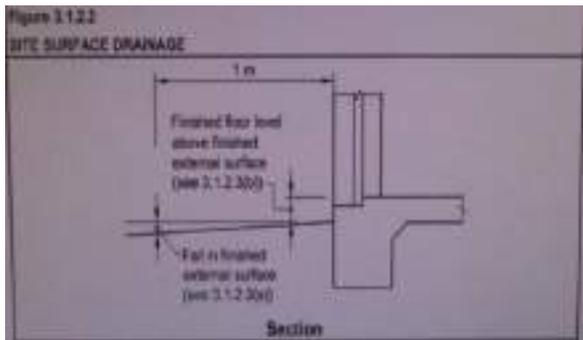
Surface water drainage

Surface water must be diverted away from Class 1 buildings as follows:

- (a) Slab-on-ground — finished ground level adjacent to buildings: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving) or
 - (ii) 50 mm over the first 1 m from the building in any other case.

- (b) Slab-on-ground — finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.

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





2.05

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

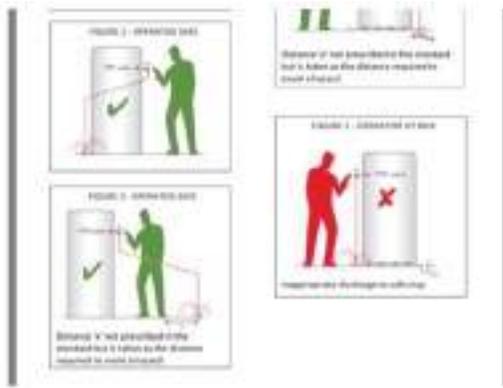
Temperature Pressure Relief (TPR) Valve Drain Lines

NOTE: The aim of the technical solution is to comply with all the requirements relating to the installation of drain lines from Temperature Pressure Relief (TPR) valves. Subsequent installation of drain lines to a common drain and prohibition of water backing up into the TPR valve is not the correct installation requirement.

NOTE: This technical solution should be used in conjunction with the relevant plumbing code and other technical solutions.

TABLE 1 - APPROXIMATE DRAIN LINE SIZES

Maximum Water Temperature (°C)	Minimum Drain Line Size (mm)	Minimum Drain Line Size (inches)
60	15	5/8
65	20	3/4
70	25	1
75	30	1 1/4
80	35	1 1/2
85	40	1 3/4
90	45	1 7/8
95	50	2



2.06

Location: Perimeter Of Building - Exterior

Finding: Air conditioner - Disconnected overflow

The Air Conditioner (A/C) overflow was found to be disconnected from storm water draining and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created.

These minor works should be carried out as soon as possible.

This excessive water creates a much more conducive environment for termites as well.



2.07

Location: Timber Work - All External Areas

Finding: Wood Rot

This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a `musty` smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber / builder may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required.

A qualified carpenter and/or registered builder may also be required to replace affected building materials.

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

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.





2.08

Location: Timber Work - All External Areas

Finding: Timber, exposed to weather / External painting deteriorated
 Much of the external paint work including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re paint.
 External timbers that are frequently exposed to harsh weather conditions require adequate protection (paint) in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Also

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

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

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.



2.09

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.



BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found.

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

2.10

Location: Garden Areas - All 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 CONDUCIVE TO TIMBER PEST ATTACK

No evidence was found.

Serious Safety Hazards

3.11

Location: Subfloor

Finding: Mould - Present

Do you location from where I am taking the photos is difficult and it may not be easy to identify the mould in the dirt from the photos however there is mould spread throughout the soil area, this is normally caused by high moisture levels but in this case the area appears to be dry or lack of ventilation.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector may be warranted where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately and/or taken out, particularly where the mould is in the silicon / caulking.

Where mould is particularly serious cleaning or remediation works should be performed by a cleaning contractor.

It is important to determine the cause of mould not just to get rid of mould.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter, however generally where mould is found in bathrooms benches, shower tile junctions, laundry sinks and all other wet area junctions you can get rid of the mould, once you take out the old caulking in most cases.

Heavy mould on walls, ceilings and under homes, generally will require professionals in this field, like hazardous material company's.

Finally the cause or source of the mould **MUST BE TAKEN CARE OF URGENTLY.**

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





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

4.12

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



4.13

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.



4.14

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.

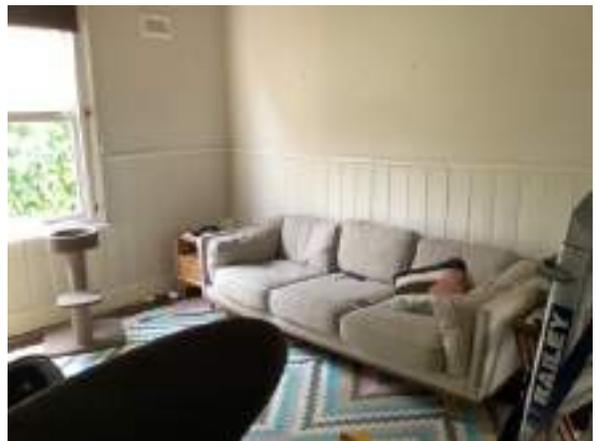
These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites but not limited to.

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.









4.15

Location: Roof Space

Finding: Roof space area, obstructions and limitations.
These photographs are an indication of the obstructions and limitations mainly the insulation which has impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects, without removing the insulation it is impossible to rule out termite activity and/or termite damage and other undetectable issues.

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

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.



4.16

Location: Subfloor

Finding: Man Hole - Access NOT large enough
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 max on a ladder

By not inspecting the sub floor 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 .

Re-Inspection is HIGHLY RECOMMENDED once the man hole is made larger, if possible.



4.17

Location: Subfloor

Finding: Sub-Floor, No Access - No Man Hole.

The subfloor had NO access point to under the house and in addition a minimum of 600mm high is required under the home for a person to go under the sub floor.

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 sub floor 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

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