

Standard Termite Inspection Report

Name of Client: **Margaret Burton**
Address of Client:
Property Address: **1 Berwick Cr, Maryland NSW**
Date of Inspection: **02/07/2018**

Service Details: *Refer Clause A.1 "Terms and Conditions Scope/Limitations/Exclusions"*

- ✓ **Option 1:** -Standard Inspection Report (Tests were carried out)
- Option 2:** -Special Purpose Inspection Report – (Client Requirements)
- Option 3:** -Subterranean Termite Management Proposal (in addition to Option 1)

Inspection Results

General:

1.1 Building Description

Single Storey House

1.2 Construction Method

(Floor)

Suspended Timber Floor

(Walls)

Timber Wall with Cladding

(Roof)

Tile

1.3 Occupancy Status

Occupied and Furnished

Accessibility (refer Clause A.2)

2.1 Readily Accessible Areas Inspected

Building Interior, Outbuildings, Building Exterior, Site Including - timber structures such as bridges, landscaping, retaining walls, fences, tree stumps, trees and timber embedded in soil within property boundaries up to a distance of 50 metres of the building., Roof Space, Sub Floor Space

Seperate Garage

2.2 Areas Not Inspected (The inspection did not include areas which were not readily accessible, inaccessible or obstructed) *refer Clause A.1 Limitations*

Building Interior

Furniture, Floor Covering, Pictures, White Goods, Cupboards, Stored Goods

Building Exterior

Vegetation, Stored Goods, Hot Water Service

Roof Space

Thermal Insulation, Low Pitched Eaves

Sub Floor

Drainage Pipes, Stored Timber, Old Building Materials, Access limited due to sub floor ground levels (less than 400mm opening).

Other

Garage - Stored Goods

Were there any areas which did not permit entry i.e.:

Limited access to roof void.

2.3 Termite Risk Assessment – Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected termite attack and conditions conducive to termite attack was considered

MODERATE-HIGH

Recommendation: Where the risk is considered Moderate, Moderate-High or High, a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings and the cutting of traps and access holes. For further advice consult your Termite Detection Consultant.

3. TERMITES refer Clause A.3 and A.5 – The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage.

3.1 ACTIVE TERMITES.

Were active (live) termites present at the time of the inspection? NO

(If Yes continue – If No move to item 3.2)

Was a Termite Nest found? NO

(If Yes - Give details and location below)

Have any species been collected for positive identification? **NO**

The genus or species found have been positively identified as:

Details and Location (include recommendations)

3.2 Subterranean Termite Treatment Proposal

Is the consultant engaged to provide a proposal to treat infestation? **NO**

3.3 Termite Workings and /or Damage

Was evidence of termite workings or damage found? **NO**

(If Yes continue if No go to 3.4)

The extent of visible damage appears:

Indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:

RECOMMENDATIONS: Where evidence of damage to building timbers exist, competent advice (eg: from a licenced or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. See also item 6 "Frequency of Future Inspections" recommendations.

4. CONDITIONS CONDUSIVE TO TERMITE ATTACK refer Clause A.4 and A.5

The termite detection consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of termites. Competent advise (eg: from a licensed or registered building or plumbing contractor) should be obtained with regard to removing any condition conducive to termite attack and as to the need or otherwise for rectification or repair work.

4.1 Lack of Adequate Sub floor ventilation

Was evidence of a lack of adequate sub floor ventilation found? **NO**

(If "Yes or undetermined" provide details & location):

4.2 The Presence of Excessive Moisture

Prevailing weather conditions at the time of inspection:

Wet

Was evidence of the presence of excessive moisture found? **NO**

(If "Yes or undetermined" provide details & location):

Moisture meter where able to be taken average to high readings.

4.3 Bridging or Breaching of a Termite Barrier System, and/or "Insufficient Slab Edge Exposure"

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weep hole or vent face on external walls? **NO**

(If "Yes or undetermined" explain below).

Was evidence of Bridging or Breaching of a termite barrier or insufficient slab edge exposure found? **NO**

(If "Yes or Undetermined" explain below – include any visible evidence of barriers "bridged" or "breached" or slab edges obstructed by:

Details & Location:

4.4 Earth-Wood or Damp Masonry-Wood Contact

Was evidence of earth-wood or damp masonry-wood contact found? **YES**

(If "Yes or Undetermined" provide details & location):

Timber on ground in sub floor, old formwork timber under front verandah, kickboards under fencing some rot. No activity seen this day.

4.5 Other Conditions Conducive to Termite Attack For example: evidence of non-existent or defective termite shields installed to isolate piers; storage of timber and stored goods under/adjacent to the building; tree stumps and vegetation in sub floor spaces; cracks in concrete slabs or foundations; defective flashings, down pipes and guttering.

Was evidence of any other condition conducive to termite attack found? **NO**

5. TERMITE RISK MANAGEMENT

5.1 Previous Termite Management Program

Was evidence of a possible previous termite management program noted? **NO**

(If "Yes" provide details and location of the termite management system installed or method of treatment. Include the location of any "Termite Treatment Notice" affixed at the entrance to a crawl space or some other place where it was protected from damage, e.g. in the case of a slab-on-ground construction, in an external electrical meter box).

Nothing in meter box.

5.2 Subterranean Termite Management Proposal

Is the Consultant engaged to provide a proposal outlining management options for reducing risk of concealed subterranean termite access to existing buildings and structures?

NO

If "No", where applicable, indicate whether a management proposal is considered essential or strongly recommended.

If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standards AS 3660.2 must be delivered to the Client.

6. FREQUENCY OF FUTURE INSPECTIONS

The next inspection to help detect termite infestation and monitor or maintain any termite management program is recommended in: months. The next inspection is due on:

7. ADDITIONAL COMMENTS

Regular inspections.

8. LIST ANY ANNEXURES TO THIS REPORT

CERTIFICATION – This document certifies that the property described in this Report has been inspected by the Termite Detection Consultant in accordance with the level of service requested by the Client and the terms and conditions as set out in Clause A.1 of this Report, and in strict accordance with the current edition of the Report Systems Australia (RSA) Handbook *Termite Detection Reports* "Uniform Inspection Guidelines for Termite Detection Consultants".

COMPANY NAME : Phoenix Pest Management

NAME OF CONSULTANT : JM ALLEN

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AUTHORISED SIGNATORY:

DATE OF ISSUE:

A1. TERMS AND CONDITIONS

SCOPE

Unless specified in writing, this Standard Termite Inspection Report ("the Report") deals only with the detection, or non detection of Termite Attack and Conditions Conducive to Termite Attack discernible at the time of inspection.

As requested by the Client, the assessment was based solely on the following site inspection carried out by a Termite Detection Consultant ('the Consultant') of the Readily Accessible Areas of the Building and Site:

- Option 1** A visual examination of timber and other visible accessible and unobstructed materials/areas (but excluding furniture and stored items) susceptible to attack by Termites, and the carrying out of Tests.
- Option 2** An inspection report which may include Option 1 as well as the particular requirements of the Client which are attached or specified in this document, where applicable.
- Option 3** In addition to Option 1, a Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or manage the risk of future subterranean termite access to buildings and structures.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the 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 did not include the inspection and assessment of matters outside the scope of this inspection and report. Accordingly, this is not a pre-purchase inspection carried out in accordance with any Standards Australia publication. In addition to termites, pre-purchase reports should include the inspection and assessment of timbers for wood borers and fungal decay. This extra information can be the subject of a timber pest inspection report which is adequately specified.
2. The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
3. This is not a structural damage report. Neither is this a warranty as to the absence of termite attack.
4. 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, builders debris, vegetation, pavements or earth.
5. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Termites (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.
6. 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:

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

DEFINITIONS

Client means the person or persons for whom this Termite Detection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Termite Detection Consultant means a person who meets the competency criteria for carrying out termite inspections set out in Australian Standard AS 3660.2.

Termites means wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Termite Attack means Termite Activity and/or Termite Damage.

Termite Activity means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Termites at the time of inspection.

Termite Damage means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Termites.

Conditions Conducive to Termite Attack means noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.

Building and Site means 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, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 meters from the main building (s).

Readily Accessible Areas means 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, 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 areas 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).

Tests means 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 Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means 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.

A.2 ACCESSIBILITY Unless specified in writing, 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. Areas which are not normally accessible were not inspected and include - but not limited to — inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of termite attack which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for termite activity and damage in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report which is adequately specified.

Building Exterior, Roof Exterior and Site The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of termites, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sacking and pipe/duct work may be concealing evidence of termite attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

Subfloor Space Sub floor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage termite activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of termite attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A.3 TERMITES

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

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

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owners obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a management program

Frequency of Future Inspections 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 minimized. Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

A.4 CONDITIONS CONDUCTIVE TO TERMITE ATTACK

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for termite infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to termite attack.

Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

Clause A.4 "Conditions Conducive to Termite Attack"

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Bridging or Breaching of Termite Barriers and Inspection Zones Physical and/or chemical barrier systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached. With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material barriers, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping. Where perimeter termite barriers have been installed, the building owner should ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite barrier. Where attachments to buildings such as steps are not provided with a termite barrier or cannot be easily inspected, they should be separated by a clear gap of at least 25mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken. In addition, termite barriers are often breached by the installation of services. Any disturbance of the barrier should be promptly repaired. Where evidence of bridging or breaching exists, to minimize risk of infestation seek further advice from the Consultant.

Earth-Wood or Damp Masonry-Wood Contact
Susceptible timber in direct contact with the ground or damp masonry provides an ideal condition for termite attack. Where necessary, competent advice (e.g. from a licensed or registered building contractor) should be obtained in regard to any rectification work.

Other Conditions Conducive to Termite Attack If the cause or solution to a problem is not obvious, competent advice (e.g. from a licensed or registered building contractor) should be obtained in regard to removing any conditions conducive to termite attack.

A.5 RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive termite activity or damage identified in this inspection 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 termite attack,

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

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of termite 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 barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier 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 Report.