



Building and Timber Pest Inspection Report

Inspection Date: Sun, 12 Sep 2021

Property Address: 2-10 Lochview Ct, Tamborine QLD 4270,
Australia



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	<p>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.</p> <p>This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. 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. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).</p>

Original Inspection Date: Sun, 12 Sep 2021

The Parties

Name of the Client: Jackie Murray

Name of the Principal(if Applicable):

Job Address: 2-10 Lochview Ct, Tamborine QLD 4270, Australia

Client's Email Address: Yarrumjg54@gmail.com

Client's Phone Number: 0414456188

Consultant: Troy Profilio Ph: 0438 402 039
Email: Mermaidwaters@jimsbuildinginspections.com.au

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QBCC 15128818

Company Name: Jim's Building Inspections (Mermaid Waters)

Company Address and Postcode: Mermaid Waters 4218

Company Email: Mermaidwaters@jimsbuildinginspections.com.au

Company Contact Numbers: 0438 402 039

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	
Live Timber Pest Activity	✓	
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program	✓	

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Footpath, Garage, Fence - Perforated Materials / Wire Mesh, Pergola, Pool, Retaining Walls, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Veranda Posts
Roof	Tiled
Storeys	Single
Walls	Brick Veneer (Steel Framed)
Weather	

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Exterior of Pool Fencing
- Fencing
- Gardens
- Interior
- Interior of Pool Fencing
- Landscaping Timbers
- Outbuildings
- Pool Surrounds
- Posts
- Roof Exterior
- Roof Void - Part
- Slab Edge
- The Site
- Timber Retaining Walls
- Trees
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Debris or rubbish
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Overhanging vegetation
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Vegetation
- Vegetation covered approximately 25% of the area for inspection.

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Yard
Location:	Fencing > Front Left
Finding:	Evidence of termite damage - minor
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



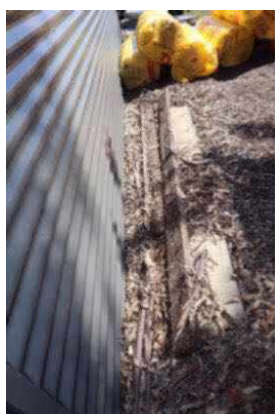
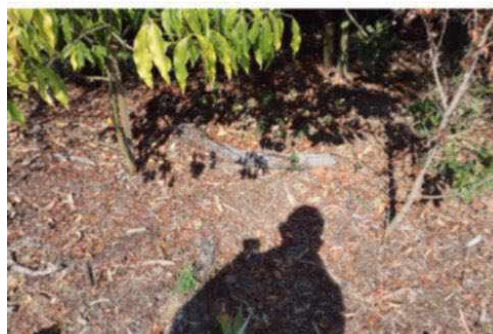
Finding 3.02

Building:	Shed
Location:	Exterior walls - right side > Centre
Finding:	Evidence of termite damage - minor
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage

was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



Finding 3.03

Building: Main Building

Location: Driveway > Front Right
 Finding: Storm water drainage blocked
 Information: At time of inspection it was noted that the yard drain to side garage was partially blocked This maybe due to minor subsidence to this area.

A qualified plumber may be required to rectify this issue.



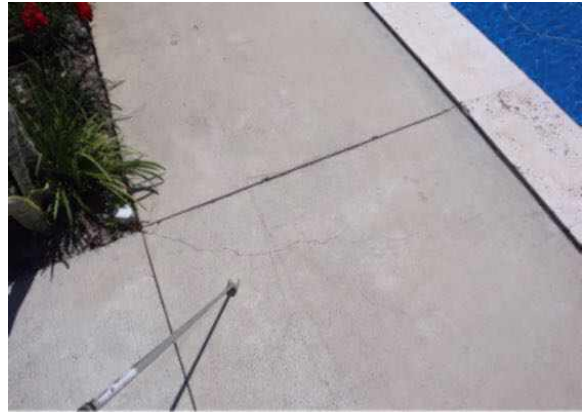
Finding 3.04

Building: Yard
 Location: Pool Area > Existing
 Finding: Crack in concrete slab - Category 0
 Information: A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level.

The approximate width of the crack to be considered Category 0 is 0.3mm, or change in offset of less than 8mm when a 3m straight edge is placed over the defect.

No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.



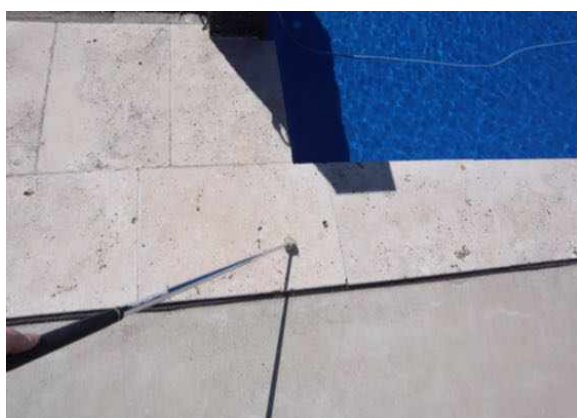


Finding 3.05

Building:	Yard
Location:	Pool Area > Existing
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



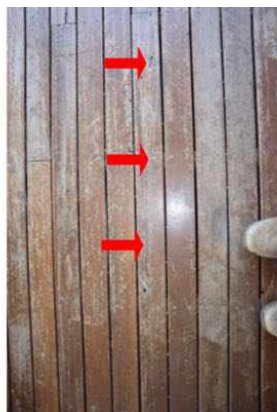
Finding 3.06

Building: Main Building
Location: Deck > Rear
Finding: Evidence of termite damage - minor
Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this timber deck members. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



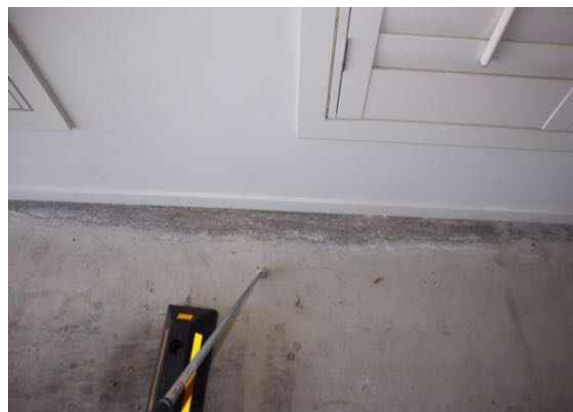
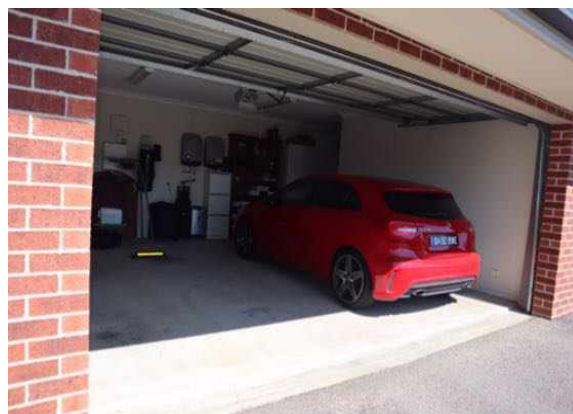


Finding 3.07

Building:	Main Building
Location:	Garage > Centre Left
Finding:	Slab - Efflorescence garage
Information:	Efflorescence appears to be affecting the concrete in garage. Efflorescence typically occurs when excess salts within the concrete or cement is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.



Finding 3.08

Building:	Main Building
Location:	Bedroom 3 > Existing
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.09

Building:	Main Building
Location:	Ensuite 3 > Front
Finding:	Silicone stain
Information:	At the time of inspection the silicone to shower screen is stained.

This maybe due to age or water damage.

A handyman maybe required to rectify this condition.



Finding 3.10

Building:	Main Building
Location:	Ensuite 2 > Centre
Finding:	Mould - Present minor
Information:	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 is 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 by a cleaning

contractor or the homeowner as applicable.

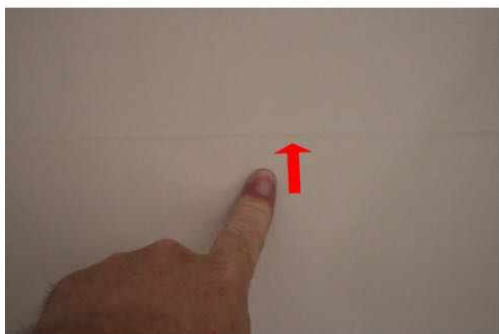
Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Finding 3.11

Building:	Main Building
Location:	Ensuite2 > Centre Left
Finding:	Cracks to internal plaster render - Category 0
Information:	It has been observed that cracking to internal plaster rendered surfaces has occurred. The degree of damage falls within Category 0, and is described as hairline cracking, which is less than 0.1mm in width. Damage of this category is not considered a defect for rectification.

No rectification is required at this time. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.12

Building: Main Building
 Location: Laundry > Centre Left
 Finding: Gaps in architrave joints
 Information: At the time of inspection it was noted that there were gaps in the joints in the architrave.

Although this has no structural integrity this may take away the aesthetic look of the overall appearance.

A handyman or painter maybe required to rectify this issue.

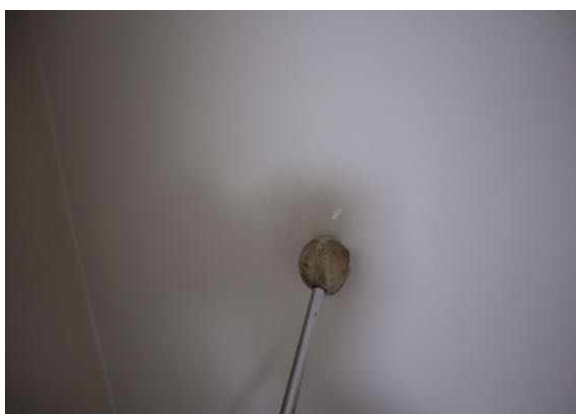


Finding 3.13

Building:	Main Building
Location:	Laundry > Centre Right
Finding:	Walls - Scuffed
Information:	Superficial scuff marks were noted to the internal walls in this area at the time of inspection. Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear.

Marked surfaces may be left at client discretion, as no repair/replacement is necessarily required. Marked surfaces are unlikely to result in the development of secondary damage; however, the client may wish to seek quotations for the cost to refurbish or replace the affected wall linings.

A general handyperson or cleaning contractor may be appointed to rectify marked or scuffed surfaces at the client's discretion.



Finding 3.14

Building:	Main Building
Location:	Hallway > Centre Left
Finding:	Timber flooring - Gap edge gap

Information: At the time of inspection it was noted that there was a gap in timber floor edge hallway.

This maybe due to accidental damage.

A carpenter or handyman maybe required to rectify this condition.



Finding 3.15

Building: Main Building

Location: Entry > Front

Finding: Door stain run marks

Information: At the time of inspection it was noted that the door stain had ran onto door seal.

This maybe due to age or accidental damage.

A handyman or general clean maybe required to rectify this issue.



Finding 3.16

Building: Main Building

Location: Bedroom - Master > Centre Left

Finding: Beads - Damaged

Information: Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has deteriorated. This deterioration is suspected to have been caused by general ageing and frequent exposure to weather, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.





Finding 3.17

Building:	Main Building
Location:	Ensuite - Master > Centre
Finding:	Mould - Present minor
Information:	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 is 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 by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



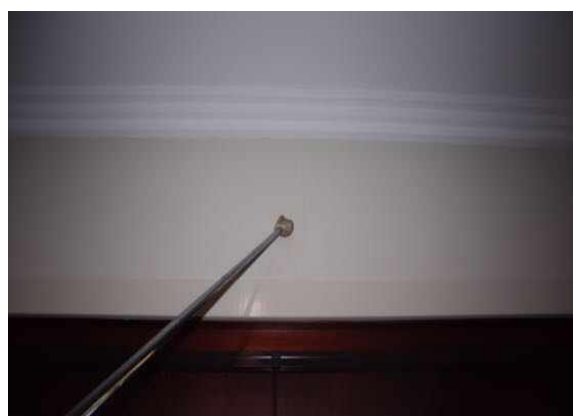
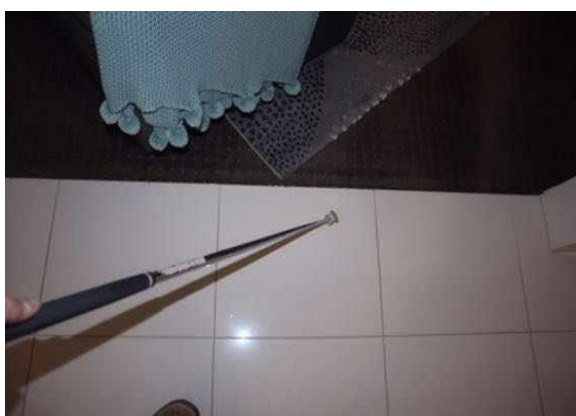
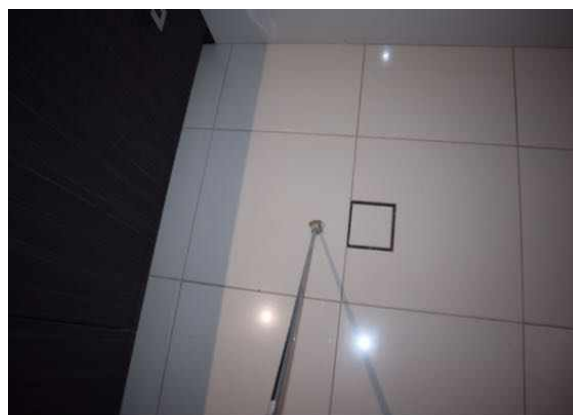
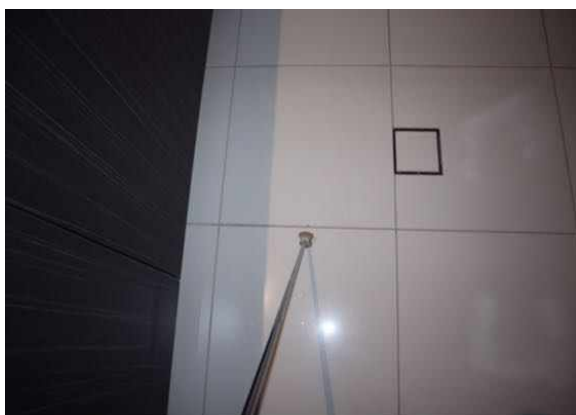
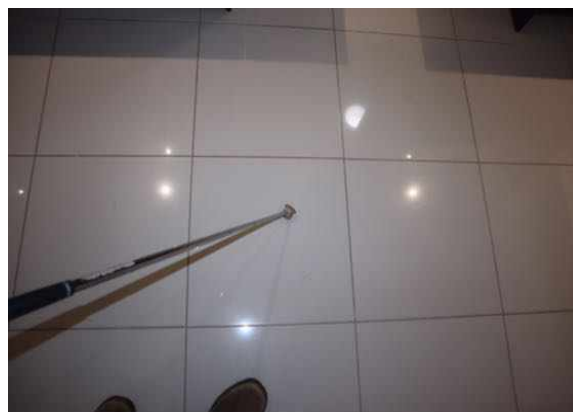
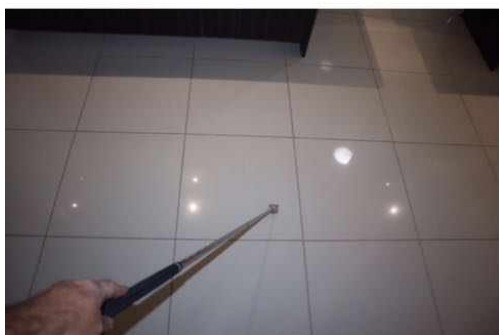
Finding 3.18

Building:	Main Building
Location:	Ensuite - Master > Existing
Finding:	Tiles - Drummy
Information:	<p>Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.</p>

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to

become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

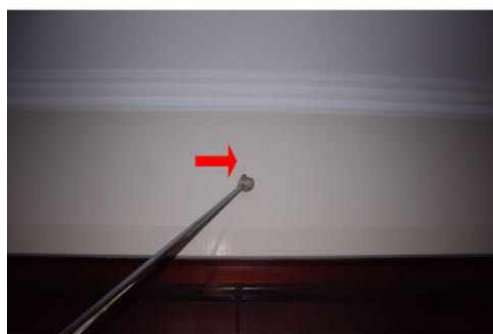
Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.19

Building:	Main Building
Location:	Dining Room > Rear
Finding:	Cracks to internal plaster render - Category 0
Information:	It has been observed that cracking to internal plaster rendered surfaces has occurred. The degree of damage falls within Category 0, and is described as hairline cracking, which is less than 0.1mm in width. Damage of this category is not considered a defect for rectification.

No rectification is required at this time. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.20

Building:	Main Building
Location:	Alfresco > Rear
Finding:	Ceiling - Water damaged
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



Live Timber Pest Activity

Finding 4.01

Building:	Yard
Location:	Yard - Front > Front
Finding:	Evidence of a termite nest was identified during the inspection
Information:	Termite nests require preliminary treatment as well as ideally manual removal. This may include destruction of the nest via drilling and injection of termiticide or direct removal of the nest site i.e. tree or tree stump. All related timbers should be removed from site.



Finding 4.02

Building:	Yard
Location:	Yard - Side > Rear Right
Finding:	Evidence of a termite nest was identified during the inspection
Information:	Termite nests require preliminary treatment as well as ideally manual removal. This may include destruction of the nest via drilling and injection of termiticide or direct removal of the nest site i.e. tree or tree stump. All related timbers should be removed from site.



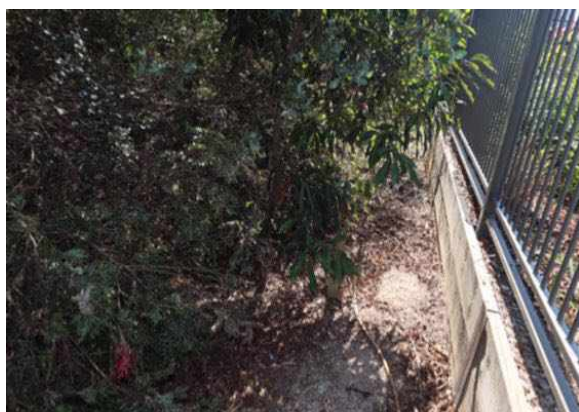
Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Yard
Location:	Yard - Back > Existing
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisutre from watering hosing can make conditions conducive to termite activity and termite ingress.



Finding 6.02

Building:	Shed
Location:	Exterior walls - rear > Existing
Finding:	Stormwater drain - Not connected
Information:	The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.



Finding 6.03

Building:	Yard
Location:	Garden > Rear Right
Finding:	In ground contact
Information:	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.

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.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements
- Pest Controller
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- In summary, the building in compared to others of similar age and construction is in fair condition with some minor defects found.

There is evidence of active timber pest's in the gardens as stated in this report.

A timber pest treatment is recommended.

Rear shed has evidence of externally

The internal of the house was inspected for timber pest's using a termite tracker and infrared camera, but no activity of timber pest was identified.

A durable notice was evident at the time of inspection.

All internal defects were minor as stated in this report.

The shed at rear at of property has stored timbers which have evidence of timber pest damage, there is no evidence of timber pest activity at the time of inspection.

Please do not hesitate to contact me to discuss report further.

Kind Regards,

Troy Profilio

Jim's Building Inspections

For further information, advice and clarification please contact Troy Profilio on: 0438 402 039

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Yard
Location: All Areas > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.





Noted Item

Building:	Yard
Location:	All Areas > Existing
Finding:	Photos Added
Information:	Additional photos are provided for your general reference.

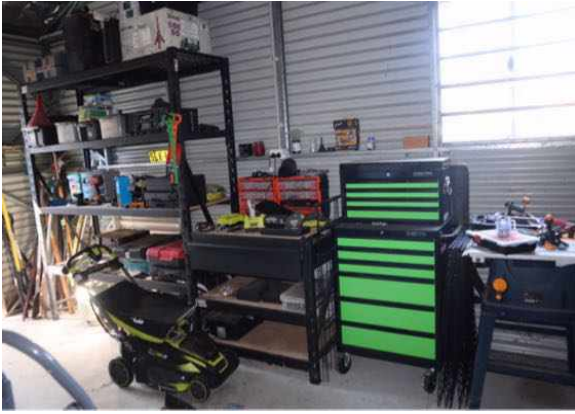




Noted Item

Building: Shed
Location: Yard - Back > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.





Noted Item

Building: Garage
Location: Storage Cupboard > Rear Right
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: Guest room > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
 Location: Bedroom guest room > Existing
 Finding: Photos Added
 Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
 Location: Bedroom 4 > Existing
 Finding: Photos Added

Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: Bathroom > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: Bedroom 2 > Existing
Finding: Gaps on window architrave minor
Information: At the time of inspection it was noted that there was minor cracks in window architraves.

This maybe from minor movement.

A handyman maybe required to rectify this issue.





Noted Item

Building: Main Building
Location: Laundry/storage > Centre Left
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: Rumpus Room > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
 Location: Living > Existing
 Finding: Photos Added
 Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: Walk-In Robe - Master > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: Family Room > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

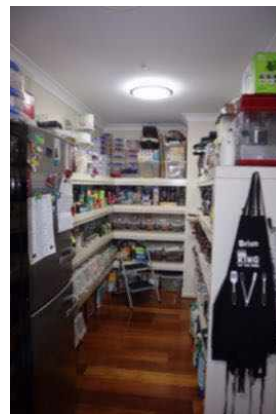
Building: Main Building
Location: Kitchen > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
 Location: Butters pantry > Existing
 Finding: Photos Added
 Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: Deck > Rear Left
Finding: Photos Added
Information: Additional photos are provided for your general reference.



Noted Item

Building: Main Building
Location: All Areas > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: All Areas > Existing
Finding: Photos Added
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: All Areas > Existing
Finding: Termite Techniques
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

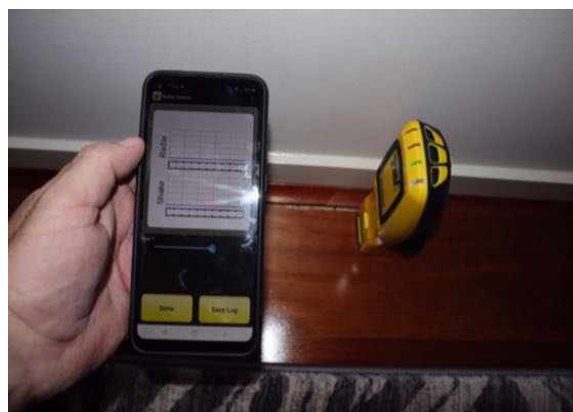
No evidence of termite activity was found inside the house at the time of the inspection.

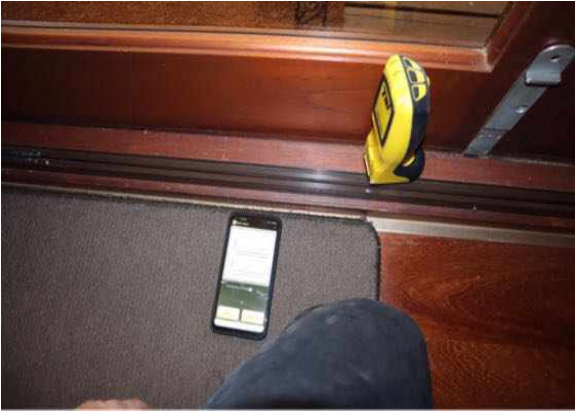
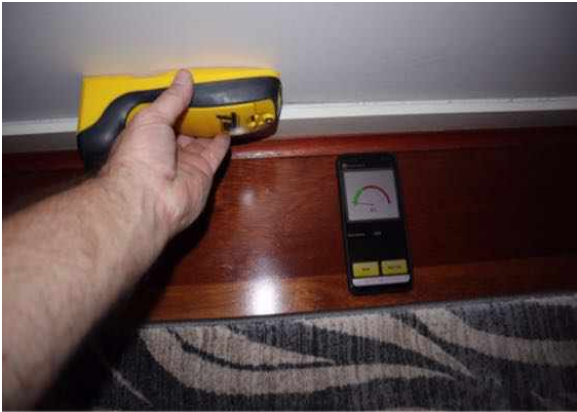
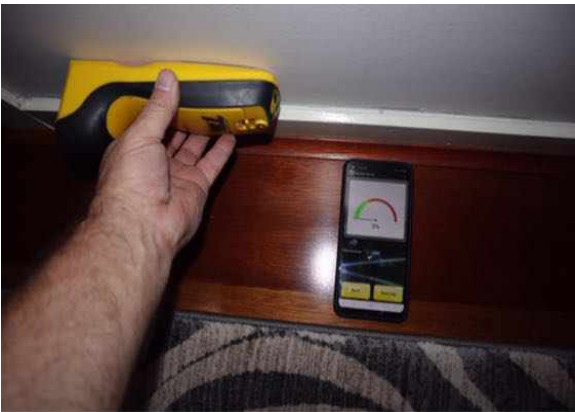
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture 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 moisture and if this irregularity is found it can be grounds for further investigation.

High readings for moisture was found in the lower walls of the wet areas which warrants further invasive investigation.

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





The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	All Areas > Existing
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
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. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
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.
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 Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest activity. Undertaking 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 AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.