Jim's Termite & Pest Control

10 Rounce Ave, Forestville

Standard Termite Detection Report

Jim's Termite & Pest Control (North Manly)
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18th Apr, 2021

STANDARD TERMITE DETECTION REPORT

Form: STDR 1.4.6 – 31st January 2018

This Standard Termite Detection Report (hereinafter called "the Report") is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in Clause A.1 of this document.
This Report references the current versions of the Australian Standard series AS 3660 Termite Management including AS 3660.1, AS 3660.2 and AS 3660.3.

Report Number:	
Name of Client:	Jim’s Building Inspection, Collaroy
Address of Client:	10 Rounce Ave, Forestville
Address of Property Inspected:	10 Rounce Ave, Forestville
Date of Inspection:	15th Apr, 2021
Time of Inspection:	03:00 pm

PLEASE READ THE TERMS AND CONDITIONS IN CLAUSE A.1 OF THIS DOCUMENT

Service Requested

As agreed with Client (see also Clause A.1 – Scope, Limitations & Exclusions).

Option 1 : A Standard Inspection Report - tests were carried out

The above inspection reports should not be used for pre-purchase inspections (see Clause A.1 – Limitation No. 1).

Additional Tests:	No.

Results Of Inspection

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

1. GENERAL

1.1 Brief Description of Building

Building Type:	Detached house
Number of storeys:	Two storey
Additional Comments	Double storey house with carport

1.2 Primary Method of Construction

Main building - floor construction:	Part Suspended Timber Frame and Slab-on-Ground
Main building - wall construction:	Full Brick
Main building - roof construction:	Tiles, Timber Frame
Other (timber) building elements:	Door Frames, Fences, Skirting Boards, Window Frames

1.3 Occupancy Status

At the time of Inspection the property was:	Unoccupied and un-furnished

1.4 Orientation To establish the way in which the property was viewed.

The facade of the building faces (e.g. northeast):	West

NOTE. For the purpose of this report the façade of the building contains the main entrance door.

2. ACCESSIBILITY (see also Clause A.2)

2.1 Readily Accessible Areas Inspected

The inspection covered the following Readily Accessible Areas including:	Building Interior, Building Exterior, Outbuildings, Roof Space, Sub Floor Space, The Site including any Timber Structures up to 50 meters of the building.
Additional Comments:	

2.2 Areas Not Inspected

The inspection did not include areas which were not readily accessible, inaccessible or obstructed at the time of inspection. See also Clause A.1 - Limitation No. 4.

2.2.1 Strata or Company Title Properties

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?	No

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?	No

NOTE. If the inspection was limited to assessing the interior of a particular unit, the Client may have additional liability for Termite Attack in the common property.

This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified. Seek further advice from your consultant.

Additional Comments:	

2.2.2 Obstructions

Were there any obstructions that may conceal possible termite attack?	Yes

>Interior Obstructions	Behind Fixtures and fittings, Behind wall linings, Under floor coverings
Comments	Almost every building has obstructions. Whether they are removable furniture such as bookcase or fixtures such as kitchen cabinets or wall linings, they can all limit the visual inspection and the moisture testing. The obstructions can also conceal termite activity. Comments in this report are based on the areas wich could be visually inspected and physically tested.

Roof Space Obstructions	Low clearance, Thermal Insulation, Sarking, Low clearance edges to roof void
Comments	Thermal insulation materials, stored goods or fixed equipments can conceal termite activity by preventing visual inspection. Low clearance edges of the roof void causes the same problem. More frequent inspection and installation of termite management system can help detect/ prevent termite activity before they cause substantial damages

Subfloor Obstructions	Low Clearance, No access
Comments	Some parts of the subfloor could not be accessed due to the low clearance. The comments on this section are based on the areas which could be visually inspected.

Obstruction Photos






2.2.3 Inaccessible Areas

Were there any normally accessible areas that did not permit entry?	No

2.3 Undetected 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:	High

RECOMMENDATION: Where the risk is considered "Moderate" or "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. Seek further advice from your Consultant.

Additional Comments:	Due to the volume of timber materials used in construction of the building and presence of obstructions, the risk of undetected termite activity is relatively high.

3. TERMITES (see also Clause A.3 and Clause A.5)

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage. See also Clause A.1 - Limitations No 2 & No 3.

3.1 Active (live) Termites

Were live termites found?	No

Was a termite nest found?	No

3.2 Subterranean Termite Management Proposal

A proposal to treat a known infestation and/or help manage the risk of future subterranean termite access to buildings and structures.

Is a Subterranean Termite Management Proposal recommended?	Yes - see also clauses A.3 and A.5
Is the Consultant engaged to provide a management proposal?	No

NOTE 1. If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal must be delivered to the Client. A Termite Management Plan may also be prepared in conjunction with a proposal. See also Clause A.1 – Exclusion No.1.

NOTE 2. If this Consultant is not providing a management proposal, but a proposal is recommended above, then the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.

Additional Comments:	We recommend a termite management system to be installed around the building to detect/prevent termite activity before they enter the building

3.3 Termite Workings and/or Damage

Was evidence of termite workings or damage found?	Yes - see clauses A.4 and A.5
The extent of any visible damage appears:	Localised

Working Or Damage Photos

Details - indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:	Previous termite activity was found in a tree stump in front yard next to the carport. No live activity was found.

RECOMMENDATION: Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed and practicing 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 3.5 'Frequency of Future Inspections' recommendation.

3.4 Previous Termite Management Program

Was evidence of a possible previous termite management program noted?	No

NOTE 1. If "Yes" provide details and the location of the possible previous termite management program below (including 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 slabon- ground construction, in an external electrical meter box).

NOTE 2. See also Clause A.3 and Clause A.5.

3.5 Frequency of Future Inspections

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.

The next inspection to help detect termite attack is recommended in:	6 Months

4. Conditions Conducive To Termite Attack (see also Clause A.4 and Clause A.5)

Any conducive conditions / recommendations specified in this report should be addressed.

The Termite Detection Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of termites.

4.1 Lack of Adequate Subfloor Ventilation

Was evidence of a lack of adequate ventilation found?	Yes - see clauses A.4 and A.5
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	The subfloor is suffering from inadequate ventilation. This cause excessive moisture in the subfloor soil. Moist soil and humid air under a subfloor can lead to several problems, including: * subfloor timbers and flooring products absorbing the moisture, resulting in cupped boards and other damage as the wood fibres swell * increased chance of termite attack, since subterranean termites prefer moist conditions * likelihood of fungal decay in the timber, since fungal spores need a moisture content of at least 20% We strongly recommend a licensed electrician to install a low voltage electric fan in the subfloor to improve the ventilation

4.2 The Presence of Excessive Moisture

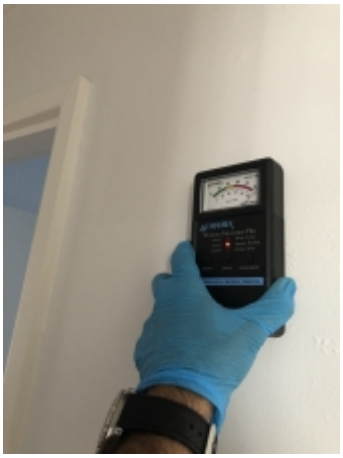
Prevailing weather conditions at the time of inspection:	DRY
Was evidence of the presence of excessive moisture found?	Yes - see clauses A.4 and A.5
Were high moisture readings obtained using a moisture meter?	Yes
Was evidence of mould growth found?	Yes

Details (include the location and any recommendation for further expert advice e.g. from alicensed a plumbing contractor):	Excessive moisture reading was obtained by professional moisture meter from a wall in ground floor shower and the wall behind it. The cause of moisture can be a leaking plumbing, termite activity or both. We strongly recommend a licensed plumber to conduct a controlled invasive inspection to find the exact cause of moisture. Excessive moisture reading also obtained from a walll of the sunken room in ground floor. This also needs to be inspected by a licensed plumber or a builder.

MOULD RECOMMENDATION - Where evidence of mould growth was noted above, there may be environmental, biological or health issues associated with this report. Any questions concerning such issues due to the presence of mould, the release of mould spores or concerning indoor air quality should be immediately directed to an appropriately qualified inspector. See also Clause A.1 – Limitation No 5.

Excessive Moisture Photos


Excessive moisture reading


Excessive moisture reading


Excessive moisture reading

4.3 Bridging or Breaching of Termite Management Systems and Inspection Zones

'Bridging' means termites gaining access to a structure by passing over a termite management system or inspection zone. 'Breaching' means the passing of termites through a hole or gap in a termite management system.

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls?	Yes
Was evidence of bridging or breaching including the condition insufficient slab edge exposure found?	Yes - see clauses A.4 and A.5
Include any visible evidence of bridging or breaching or slab edges obstructed by:	Steps/Ramps, Pipework
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	Termites can bridge or breach into the buildings undetected where there are building elements that cover damp proof course or being installed above internal floor. In many cases, such as this house, steps, front deck or pipes create such condition. If rectifying these conditions are not possible at all, more frequent inspections and installation of termite management system is highly recommended.

Bridging Breaching Photos


Bridging and breaching photos


Bridging and breaching photos


Bridging and breaching photos


Bridging and breaching photos

4.4 Earth-Wood or Damp Masonry-Wood Contact

Was evidence of earth-wood or damp masonry-wood contact found?	Yes
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	Any direct wood-to-soil contact within or around a building's foundation increases the risk of termite invasion. This is true even for "treated" wood. It is therefore very important to maintain a separation of 15cm or more between all wood and any soil or gardening material

Earth- Wood / Damp Masonary Photos


Timber in contact with damp soil


Timber in contact with damp soil


Timber in contact with damp soil

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 subfloor spaces or in close proximity to the building perimeter; cracks in concrete slabs or foundations; defective flashings, downpipes and guttering; etc.

Was evidence of any other condition conducive to termite attack found?	Yes
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	Tree stumps or logs eventually become an ideal place for termites to establish their nest. Once a stump “ages” the timbers become susceptible and desirable to foraging termites. For a termite colony, stumps provide an ample source of food and a safe haven. Removing the stumps from the yard or injecting termitcide in and around the them, can greatly reduce the risk of termites nesting in the property.

Conducive Conditions Photos

Tree stumps

Tree stumps

5. Risk Management Options (see also Clause A.5)

1- Installation of termite monitoring stations and regular inspection

2- installation of full chemical barrier and regular inspection

For further information please contact Sam Garman, the inspector

6. Additional Comments

7. List Any Annexures To This Report

(Include for example, any photographs, property and floor plan sketch, and any support documentation).

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 Clause A.1 of 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'.

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Phone:	0452006090
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Name of consultant:	Sam Garman
Licence or registration number (where applicable under State or Territory legislation):	
Mobile:	
Authorised Signatory:	
Date of Issue:	15th Apr, 2021

Terms & Conditions

A.1 TERMS AND CONDITIONS

SCOPE

Unless specified in writing, this Standard Termite Detection 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 specified and attached to this document, where applicable.

Option 3 In addition to Option 1, a Subterranean Termite Management Proposal to treat a known infestation and/or manage the risk of future subterranean termite access to buildings and structures.

Note. A Termite Management Plan may also be prepared in conjunction with a Proposal.

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 or property inspection carried out in accordance with any Standards Australia publication. In addition to termites, pre-purchase or property 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 drywood 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 preventative or treatment measures, or provide costs for the control, rectification or prevention 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 metres 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 at the inside face of an external wall, 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. The definition 'Tests' also includes the carrying out of Additional Tests, if recommended by the consultant.

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.

Additional Tests means where areas of high moisture are detected during inspection that cannot be readily explained or where termite activity is suspected but cannot be readily located, a further inspection of those areas was carried out using one or more of the following non-destructive specialist detection tools:

(a) termite radar unit – an instrument that uses microwave emission to help pick up the concealed movement of termites;

(b) thermal imaging camera – an instrument to aid in the detection of concealed termite activity by measuring differentials in the heat energy of an object; and

(c) termite detector animal – an animal such as a sniffer dog trained to use its sense of smell to detect the odour of termites.

Subterranean Termite Management Proposal means a written proposal to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

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, sarking 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. The minimum requirement is a 400 mm by 500 mm access manhole.

Subfloor Space Subfloor 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 with the minimum requirement being 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 competent person. 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 management system. 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 re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections 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. 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 CONDUCIVE 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.

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 Management Systems and Inspection Zones Physical and/or chemical management systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the management system 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 management systems, 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 management systems have been installed, the building owner should ensure that the integrity of the management system 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 management system. Where attachments to buildings such as steps are not provided with a termite management system or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm 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 management systems are often breached by the installation of services. Any disturbance of the management system should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise 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. This may include the installation of a preventative chemical and/or physical management system. However, 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 Report.