



Timber Pest Inspection Report

Inspection Date: Mon, 19 Aug 2019

Property Address: 11 Lee Road, Beacon Hill NSW, Australia



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

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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 such as an engineer, surveyor or other trade or specific rectification or maintenance works. 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).

Original Inspection Date
Modified Date

Mon, 19 Aug 2019
Thu, 22 Aug 2019



The Parties

Name of Client: Tim Wilson

Name of Principal (if applicable):

Job Address: 11 Lee Road, Beacon Hill NSW, Australia

Client's Email Address: tim.wilson@ddaustralia.com.au

Client's Phone Number: 0422 433 433

Consultant: Brett Goddard Ph: 0439893552
Email: collaroy@jimsbuildinginspections.com.au

Pest Management Technician - 0685

Company Name: Jim's Building Inspections (Collaroy)

Company Address and Postcode: Freshwater NSW 2096

Company Email: collaroy@jimsbuildinginspections.com.au

Company Contact Numbers: 0439893552

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 Hazards from Damage		✓
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	

Additional specialist inspections: Not Applicable

In summary the building, compared to others of similar age and construction is in good condition with no evidence of termite activity identified.



Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	Single
Main building – floor construction:	Timber with hardboard areas, Suspended Timber Frame, Brick Stumps or Piers, Concrete, Slab on ground
Main building – wall construction:	Cavity Brick, Timber Framed and Clad, Full Brick
Main building – roof construction:	Tiles, Timber Framed, Pitched
Other timber building elements:	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Veranda Posts, Weatherboards, Window Frames
Other building elements:	Shed, Retaining Walls, Pergola, Garage, Footpath, Fence - Stone, Fence - Post and Rail Construction, Driveway
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	North
Prevailing weather conditions at the time of inspection:	Fine

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
- Interior

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.

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access.
- Exterior Roof Surface - Second Storey.

Any areas which are inaccessible at the time of inspection present a high risk for undetected termite and timber pest activity. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Termite and timber pest activity may be concealed by the following obstructions which prevented full inspection:

- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Vegetation
- Vehicles
- Wall linings

- Wallpaper or Wall Coverings
- Stored items
- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection

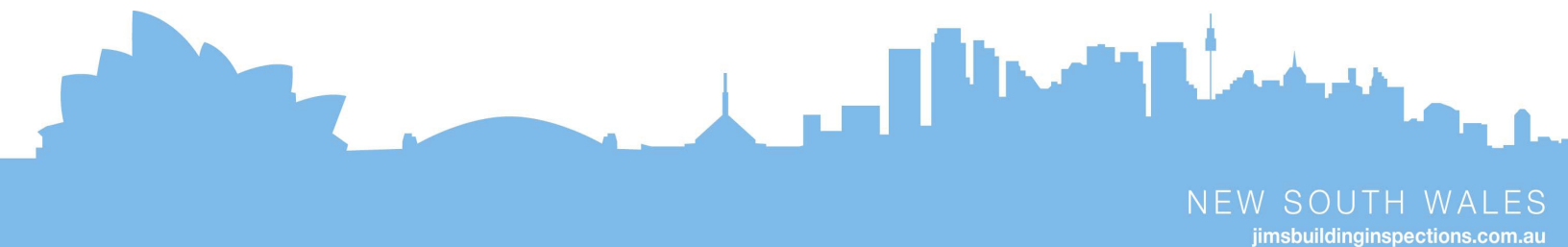
The presence of obstructions increases the risk of undetected termite and timber pest activity. The client should remove obstructions where ever possible and reinspect these areas urgently. See also overall risk rating for undetected activity.

Undetected defect risk

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 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 Hazards from Damage

No evidence was found.

Live Timber Pest Activity

No evidence was found.

Timber Pest Damage

No evidence was found.



Conditions Conducive to Timber Pest Activity

Termite and Timber Pest

Building: Main Building
Location: Yard - Back
Finding: Building materials in direct ground contact - conducive to termites
Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.



Section D Significant Items



Termite and Timber Pest

Building:	Main Building
Location:	Subfloor
Finding:	Excessive moisture - identified
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.
	Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.



Section D Significant Items

Termite and Timber Pest

Building:	Main Building
Location:	Yard - Front
Finding:	Overflow - Not plumbed for drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.

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

It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



D4 Further Inspections

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

- Not Applicable

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

The building when compared to others of similar age and construction at the time was in good condition with so minor conducive area identified.

There was no evidence of a 'Durable Notice' in the meter box of a termite barrier installed during construction of the property.

It is recommended that a Timber Termite treatment is applied to the property as soon as possible.

For further information, advice and clarification please contact Brett Goddard on 0439893552

Section E Attachments and Further Comments

The following items were noted as - For Your Information

Noted Item

Building:

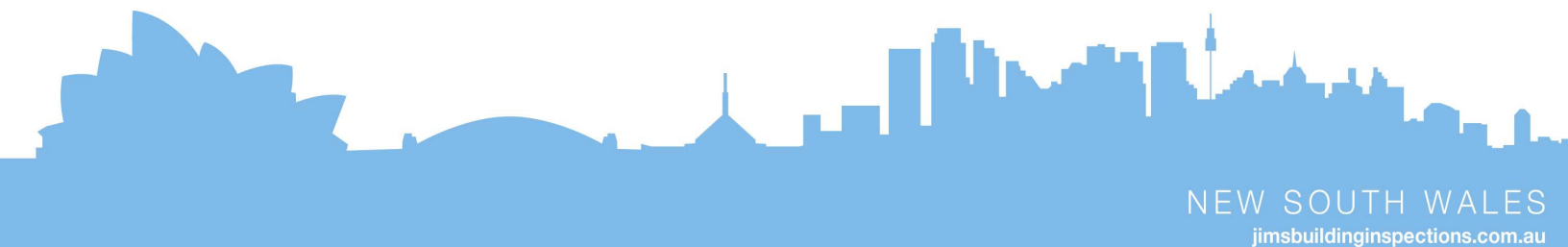
Location:

Finding:

Information:

Additional Photos - Obstructions and Limitations

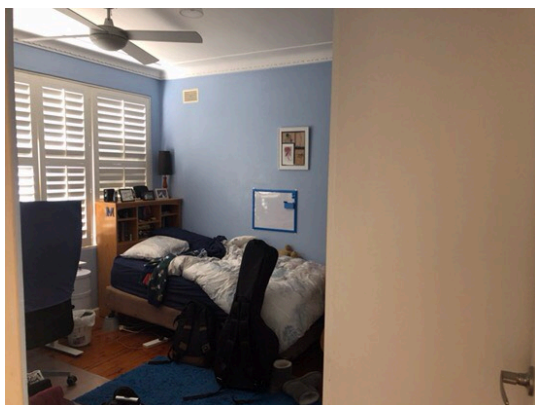
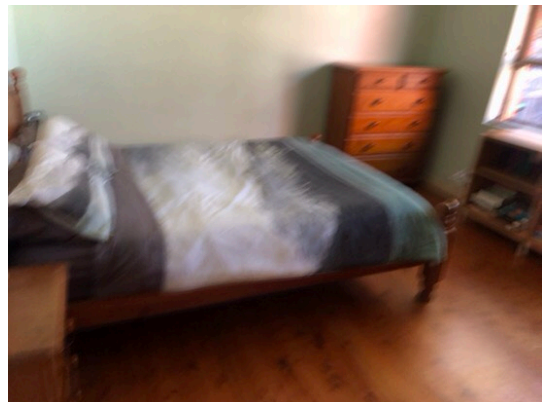
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.



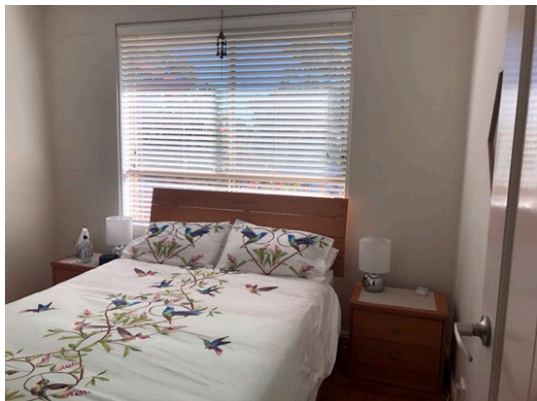
Section E Attachments and Further Comments



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Section E Attachments and Further Comments



Noted Item

Building: Main Building
Location: All Areas
Finding: Termite Management System - no evidence of installation
Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

Section E Attachments and Further Comments



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.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, 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).
Client	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).
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
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.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space access is not less than 600 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).
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.

Definitions to help you better understand this report

Significant item	An item that is to be reported in accordance with the scope of the inspection.
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.
Termite Detection Consultant	A person who meets the competency criteria for carrying out termite inspections set out in Australian Standard AS 3660.2.
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.

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 of 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.

IMPORTANT SAFETY INFORMATION:

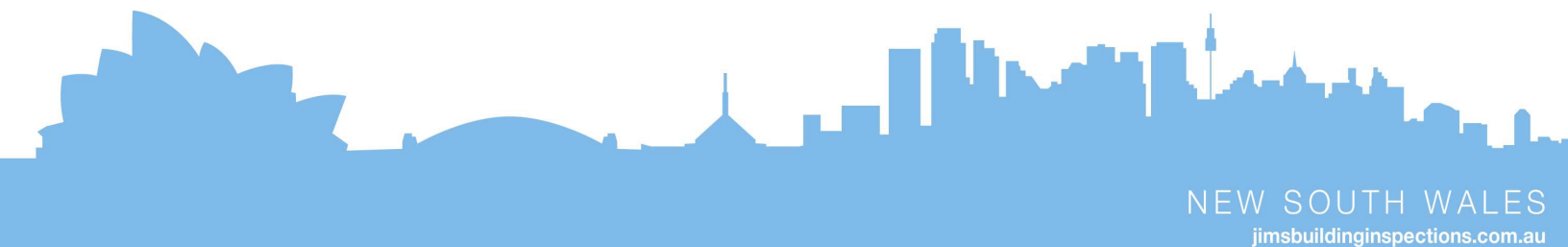
This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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 a building or structural report. Other than in relation to termites and timber pests, this report does not address any health and safety risks relating to the Property, including its structure.

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



Terms on which this report was prepared

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.

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.

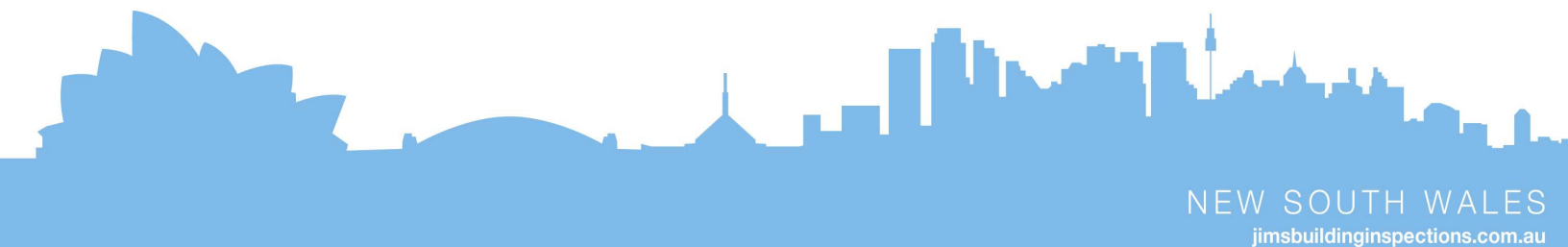
It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high 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.



Terms on which this report was prepared

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.

