



## Timber Pest Inspection Report

Inspection Date: Thu, 25 May 2023

Property Address: 8 Dresden Ave, Beacon Hill NSW 2100,  
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.
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Original Inspection Date: Thu, 25 May 2023

Modified Date: Tue, 13 Jun 2023

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 8 Dresden Ave, Beacon Hill NSW 2100, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Grant Tremlett Ph: 0468 594 034  
Email: Collaroy@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Collaroy)

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Company Address and Postcode: Freshwater 2096

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Company Email: Collaroy@jimbuildinginspections.com.au

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Company Contact Numbers: 0468 594 034

## 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
Conditions Conducive to Timber Pest Activity	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
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

In summary, the building, compared to others of similar age and construction is in moderately susceptible to timber pests. A termite treatment is recommended.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Footpath, Garage, Pool
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, External Joinery, Floorboards
Roof	Timber Framed, Pitched, Tiled, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer, Timber Framed and Clad
Weather	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.

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Subfloor - Part.
- Roof Exterior - Part

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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings

- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Landscaping
- Roof framing - not trafficable
- Sarking
- Stored items
- Stored items obscured almost all of the inspectable area.

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

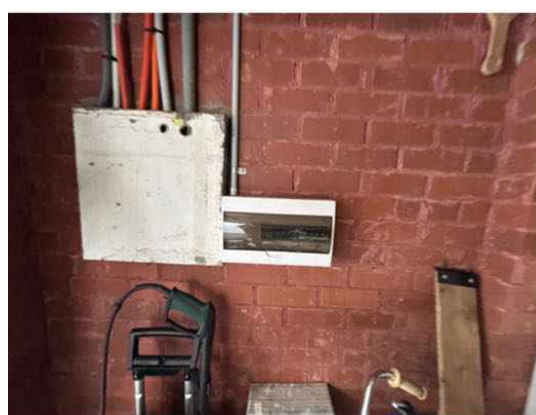
## Section D Significant Items

### Conditions Conducive to Timber Pest Activity

#### Termite and Timber Pest 1.01

Building:	Building 1
Location:	Yard - Side
Finding:	Termite Management System - durable notice not present
Information:	A durable notice has not been placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though there is only a physical termite management system has been installed.

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



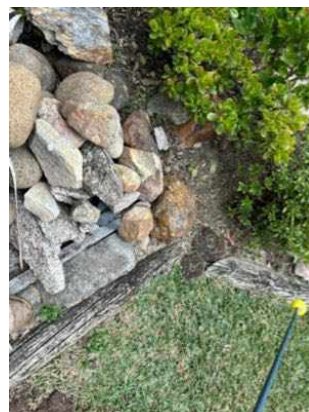
#### Termite and Timber Pest 1.02

Building:	Building 1
Location:	All Areas
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack 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.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.





### Termite and Timber Pest 1.03

Building:	Building 1
Location:	All External Areas
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 moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



### Termite and Timber Pest 1.04

Building:	Building 1
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



### Termite and Timber Pest 1.05



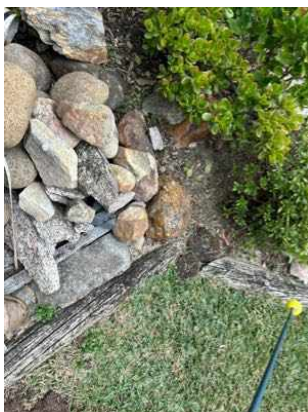
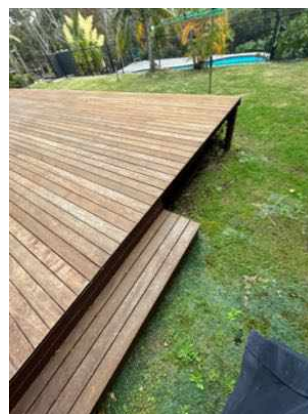
Building:	Building 1
Location:	All External Areas
Finding:	Building materials in direct ground contact - conducive to termites
Information:	Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity.

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.





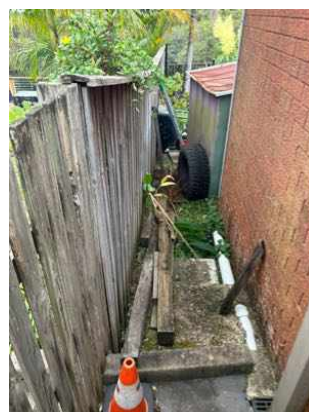
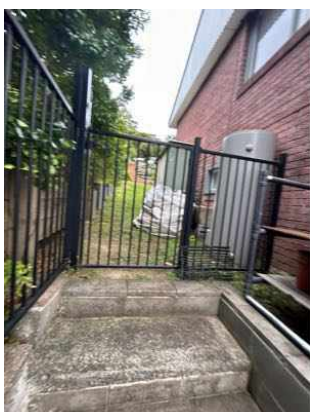
## Termite and Timber Pest 1.06

Building:	Building 1
Location:	All External Areas
Finding:	Site drainage - suspected Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





## Termite and Timber Pest 1.07

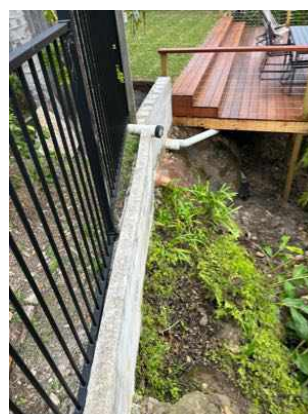
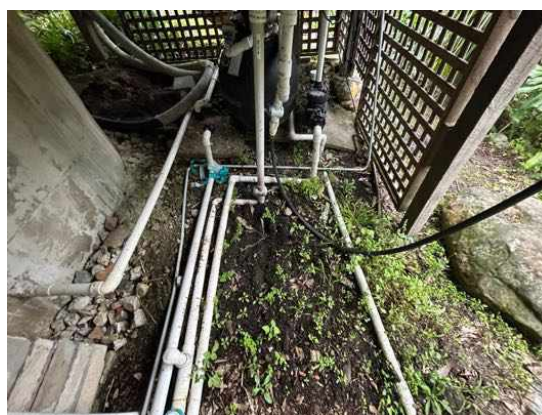
Building:	Building 1
Location:	Pool Area
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

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.

It is highly recommended that all plumbing and drainage fixtures and fittings be



maintained regularly in order to prevent excessive moisture being present in the external / internal property.



### Termite and Timber Pest 1.08

Building: Building 1  
 Location: Bedroom > Ground Level  
 Finding: Moisture meter readings - high  
 Information: The moisture meter result for the areas inspected.

The moisture reading of 0-15% is quite normal and gives no cause for concern. However, moisture readings in excess of 15% indicate the need for further inspection.

Levels between 25-30% indicate that there may be water ingress, meaning that remedial work could be required.



### **Live Timber Pest Activity**

No evidence was found

### **Timber Pest Damage**

No evidence was found

## Evidence of fungal decay activity and/or damage

No evidence was found

## Evidence of wood borer activity and/or damage

### Termite and Timber Pest 8.01

Building:	Building 1
Location:	Pool Area
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.







## **Evidence of a previous termite management program**

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

- Licensed Plumber

Please contact your inspector for recommendations.

### D5 Conclusion - Assessment of overall condition of property

- The building when compared to others of similar age and construction at the time was in the condition of this report.

At the time of inspection there was no access under the back deck.

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.

It is recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

The current site drainage should be assessed by a qualified plumber.

A durable notice has not been placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though there is only a physical/ chemical termite management system has been installed.

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

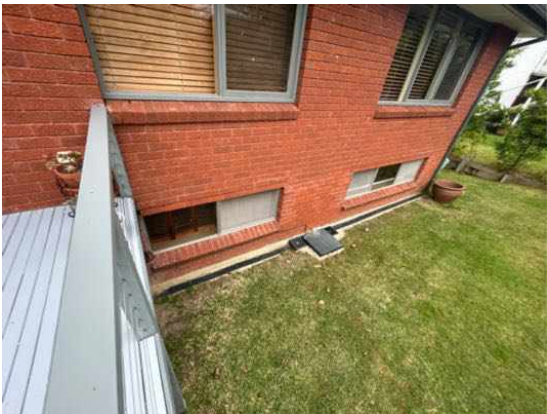
For further information, advice and clarification please contact Grant Tremlett on: 0468 594 034

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

















## 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 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.
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	<p>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:</p> <p>(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</p> <p>(b) areas at the eaves of accessible roof spaces, that are within the</p>



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.
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

**SERVICE** As requested by the Client, the inspection carried out by the Inspector was a Termite Inspection Report. A Pre-Inspection Agreement was issued prior to service and forms part of the service agreement.

**PURPOSE** The purpose of this inspection is to provide advice to a prospective purchaser or other interested party, at the time of inspection, regarding the condition of the property as it relates to

- \* evidence of timber pests
- \* existence of visually observable damage caused by timber pests
- \* susceptibility of building to timber pests
- \* further investigations required

**A report may be conditional on the following:**

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

**SCOPE OF INSPECTION** The inspection is a non-invasive assessment using visual inspection supplemented by non-marking sounding of elements and assessment of the moisture content of materials. The inspector may or may not supplement this type of inspection with other non-invasive techniques depending on circumstances.

The building and relevant site features within the property boundary and up to 30m from the primary building are included in the scope of the inspection.

Any changes to the scope of the inspection must be agreed by both parties prior to inspection and documented in writing.

### AREAS FOR INSPECTION

The inspection includes all accessible areas of the site and excludes areas that are not accessible. The Inspector will determine the extent of accessible areas at the time of the inspection based on specific conditions encountered.

The client is responsible for arranging the right of and facilitates entry to the property. The client will supply all information necessary to prepare the report. Areas to which access is denied or it is not reasonable and safe to enter are excluded from and do not form part of the inspection.

Reasonable access does not include removal of fixings, cutting of access holes or removal of roof or ceiling or wall or floor components.

The general minimum dimensions for reasonable and safe access include Access Point of 400 x 500 mm and Crawl Space of 600 x 600mm and accessibility from a 3.6m ladder placed on the ground.

Any areas not accessible at the time of inspection may be subject to an additional inspection following the provision of access.

### ITEMS FOR INSPECTION

All buildings and relevant features on the site within the property boundaries and up to 30m from the primary building are included in the inspection. Where more than one primary building may be identified the Client should confirm the

primary building for the purpose of the inspection.

This may include detached or semi-detached items such as garages, ablution facilities, sheds, retaining walls, paths, steps, fencing etc. Inspection of buildings includes:

- \* Interior including all built-in items
- \* The roof space
- \* The subfloor space
- \* The exterior

Strata and company titled residential property is limited to the nominated residence and does not include common property or property owned by others.

All timber in accessible areas shall be inspected, except as noted in exclusions.

## **EXTENT OF REPORTING**

Significant items to be reported are as follows:

- (a) circumstances of inspection
- (b) limitations and obstructions
- (c) observations
- (d) safety hazards
- (e) recommendations
- (f) conclusions And summary

## **LIMITATIONS And CONDITIONS**

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349.3-2010 but that it is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. This Report has been produced for the use of the Client. The Inspector or their firm or company are not liable for any reliance placed on this report by any third party.
4. The Report shall not contain any assessment or opinion in relation to areas and items that could not be inspected, aspects outside the inspectors expertise or any aspect of the inspection regulated by statute.
5. The Report may be conditional on
  - 5.1 Prevailing weather conditions which affects the potential for the detection of timber pests
  - 5.2 The accuracy of the information provided by the client or representative of the client
  - 5.3 Deliberate concealment of pest activity or resultant damage
  - 5.4 Any other factor limiting the preparation of the report

## **EXCLUSIONS**

This report excludes assessment of:

- \* Chemical delignification
- \* Drywood termites
- \* Underground inspection (eg: house stumps below ground level, tree roots, fencing components below ground etc.)
- \* Cost of treatment and rectification
- \* Inspection where the presence of timber pests is known including for the purpose of determining treatment options as

invasive inspection is a likely requirement

\* Any inaccessible areas where it cannot reasonably or safely be entered or accessed

\* Common property or property owned by others

\* Timber within the building that is not part of the building or that is obscured from visual appraisal including, furniture, furnishings, stored items and concealed timbers including areas and items where inspection is limited or prevented by restricting factors e.g.: furniture, furnishings and stored items.

#### **Privacy Policy:**

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at [www.termitesolutionsvictoria.com.au](http://www.termitesolutionsvictoria.com.au).

#### **Compliments, Complaints and Concerns:**

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Manager and Insurer as applicable.
3. You can also contact their Manager on 9555 5922 or email [info@termitesolutionsvictoria.com.au](mailto:info@termitesolutionsvictoria.com.au)

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.