



Pro Property Reports

PRE-PURCHASE STANDARD TIMBER PEST REPORT

Report number: 1606172
Inspection date: 16 Jun 2017
Property address



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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.

Form: P-PSTPDR 1.5.5 V2.4 – 4th May 2012

Special conditions or instructions

There are no special conditions or instructions.

The parties

Name of Client: **(name withheld)**

Address of Client:

Client's email: **(withheld)**

Client's telephone number: **(withheld)**

Consultant's name: **David Cumming**

Consultant's licence number
(if applicable): **15-102038-001**

Company name: **Pro Property Reports Pty Ltd**

Company address and postcode: **15 Bream Road Ettalong Beach NSW 2257**

Company email: **dave@propropertyreports.com.au**

Company telephone number: **02 4341 2141**

Pre-engagement inspection
agreement number (if applicable):

Section A Results of inspection - summary

This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of active (live) termites **was not found.**

Evidence of termite activity (including workings) and/or damage **was found - see Item D3.**

Evidence of a possible previous termite management program **was not found.**

The next inspection to help detect any future termite attack is recommended **in 12 months.**

Evidence of chemical delignification damage **was not found.**

Evidence of fungal decay activity and/or damage **was not found.**

Evidence of wood borer activity and/or damage **was not found.**

Evidence of conditions conducive to timber pest attack **was not found.**

Evidence of major safety hazards **was not found.**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered **Moderate** - see Section C.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost to the purchaser. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of importance.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

Section B General

General description of the property

Building type:	Detached house.
Number of storeys:	Single storey.
Main building – floor construction:	Brick piers. Timber framed. Floor boards Tongue and grooved.
Main building – wall construction:	Timber framed. External cladding. External weatherboards. Asbestos sheeting (Fibro). Internal gypsum plasterboard.
Main building – roof construction:	Timber framed. Pitched roof. Finished with sheet metal roofing.
Other (timber) building elements:	Not applicable.
Occupancy status:	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	The facade of the building faces east. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry.

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the Building and Site including **house interior, house exterior, roof exterior, roof space, subfloor, garage, the site including, landscaping timbers and fences.**

Areas not inspected

The inspection may not include areas, which may have been inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

These may include:

Physical access due the height restrictions if the roof cannot be accessed from the ground with a 3.6 m ladder, (as per the Australian Standards)

Parts of the roof Void due to diminishing Trusses, general roof internal design and air-conditioning ducting and insulation.

Flat roof Skillion designs that have no ceiling Voids to access if applicable.

Built in sections, cupboards, wall and ceiling Linings.

Bath tubs, Vanities and Kitchen Cupboard voids.

Floor coverings, furniture and stored goods.

Obstructions

The following may conceal timber pest attack:

THE SITE: Fences and landscaping timbers due to only one side visible.

Inaccessible areas

All normally accessible areas permitted entry.

Undetected timber pest risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

Moderate

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Significant items

The following items were reported on in accordance with the Scope of Inspection.



Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. It was in, but not necessarily limited to the following location(s)the garage.



Termite damage and workings to Fences was detected, notably those in direct contact with the ground and also in some cross-rails and posts.



Termite damage and workings to Fences was detected, notably those in direct contact with the ground and also in some cross-rails and posts.



Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. It was in, but not necessarily limited to the following location(s)piers and subfloor up to the ceiling.



Workings in the roof space with no structural damage noted in the accessible areas checked.



Workings in the roof space with no structural damage noted in the accessible areas checked.



Workings in the roof space with no structural damage noted in the accessible areas checked.



Workings in the subfloor with no structural damage.



Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. It was in, but not necessarily limited to the following location(s) subfloor bearers have damage and have weakened due to the floor loads. Recommend builder repair or support the bearers where damage occurred.

Timber pest attack

Evidence of timber pest activity and/or timber pest damage:

D1 Active (live) termites – include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found

No evidence was found.

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

D2 Subterranean termite management proposal

A proposal is not recommended.

D3 Termite workings and/or damage

The following evidence was found: Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. It was in, but not necessarily limited to the following location(s) garage. House subfloor to ceilings.

D4 Previous termite management program

No evidence was found.

D5 Frequency of future inspections

The next inspection to help detect termite attack is recommended in **12 months**.

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

D6 Chemical delignification

No evidence was found.

D7 Fungal decay

No evidence was found.

D8 Wood borers

No evidence was found.

Conditions conducive to timber pest attack



Timbers in contact with the ground, these are susceptible to termite activity. We would recommend replacing with less susceptible materials, ie masonry, steel or cca treated pine.

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

D9 Lack of adequate subfloor ventilation

No evidence was found.

D10 The presence of excessive moisture

No evidence was found.

D11 Bridging or breaching of termite management systems and inspection zones

No evidence was found.

D12 Untreated or non-durable timber used in a hazardous environment

No evidence was found.

D13 Other conditions conducive to timber pest attack

The following evidence was found:

Timbers in contact with the ground, these are susceptible to termite activity. We would recommend replacing with less susceptible materials, ie masonry, steel or cca treated pine.

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

D14 Major safety hazards

No evidence was found.

Section E Conclusion

The following Timber Pest remediation actions are recommended:

1. **No** treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures **is not recommended.**
3. **No** removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended **in 12 months.**

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section F Risk management options

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

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach termite 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 Inspection.

Section G Additional comments

The following additional comments are noted:

Air conditioning and/ or the hot water heater and / or first flush discharge pipes are leaking next to the foundations. Recommend connecting to a drain or piping away from the foundations.

This report should be read in-conjunction with the Building Report.

This inspection was carried out with the use of a Thermal Imaging Camera. On the day of inspection the camera did not register any abnormal temperature variances within the dwelling that may indicate the presence of a large termite infestation. Small termite activity areas or tiled walls can prohibit the accuracy of the camera in some situations.

The premises would need to be vacant and containing no stored goods or furnishings to enable a thorough visual inspection as per the Australian Standards AS4349. 3

Section H Annexures to this report

Any additional photos taken on day of Report.

Section I 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 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'.

Authorised Signatory: *David Cumming*

Name: David Cumming: Licenced Builder #233283C; Licensed Pest Technician # 15-102038-001

Date of Issue: 16th June 2017

Section J Definitions to help you better understand this report

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"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 or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area 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).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

“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 and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) *Chemical Delignification* - the breakdown of timber through chemical action.
- (b) *Fungal Decay* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) *Wood Borers* - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) *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 Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“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.

“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.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Pre-Purchase Standard Timber Pest Report”.

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this 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 does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. 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, builder’s debris, vegetation, pavements or earth.
3. 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.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (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.
8. 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 that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this

additional information or advice may be the subject of a timber pest management proposal which is adequately specified.