

Inspection Report

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Report Information

Client Information

Client Name	John Citizen
Report Ordered By	Client
Email	john@citizenmail.com

Inspection Information

Report/Agreement #	210823040952109
Inspection Date:	27 Feb 2021
Inspection Time:	11:45 am



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ACCESS AND RESTRICTIONS

Summary Only

Important Disclaimer

Important disclaimer: This summary and the opinion are supplied to allow a quick and superficial overview of the inspection results. This summary is not the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the report and anything in this summary, the information in the report shall override that in this summary. The report is subject to terms and limitations. Note: It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling. Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

1.1 Access to Areas

Areas where Access Should be Gained

No. Please read the report in its entirety.

1.2 Timber Pest Activity

Was there any Termite Workings or Damage Found

Yes: Please read this report in its entirety.

Were Any Live or Active Termites Found

Yes. Please read this report in its entirety.

NOTE

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that the risk to buildings is extremely high. We strongly recommend a treatment to eradicate the termites and to protect the building.

Any Visible Borer of seasoned Timbers Found

No: Please read this report in its entirety.

Any Damage caused by Wood Decay, Rot Found

Yes: please read this report in its entirety.

Evidence Of Chemical Delignification

No: Please read this report in its entirety.

Are further inspections recommended

Yes: Please read this report in its entirety.

Where any major safety hazards identified

No: Please read this report in its entirety.

Susceptibility of this property to timber pests

In our opinion, the susceptibility of this property to timber pests is considered to be EXTREMELY HIGH. Read the report in full.

Is a Invasive Inspection Recommended

Yes: Please read this report in its entirety.

1.3 Brief Description of the Structure Inspected

Building Type

Free Standing Domestic House

Height

Single Storey



Floor

Timber Flooring on Brick Piers

Walls

Gypsum Lined Walls

Garage

Detached Fibro Clad

Roof

Pitched Steel

Fences

Timber Fencing.

Out Buildings

Out House

2. Visual Timber Pest Inspection Report**Important Information**

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with AS 4349.3-2010

2.1 Brief Description of Areas Inspected**NOTE**

Only structures, fences & or trees within 30m of the building but within the property boundaries were inspected.

The areas inspected were

Exterior
Fences
Garage
Grounds
Interior
Outbuildings
Roof Void
Subfloor

2.4 House furnishings**Was the dwelling Furnished**

The dwelling was fully furnished.

2.5 Areas of Visual Inspection obstructed and why**Areas Obstructed**

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection, and could be harbouring timber pest activity and/or damage.

There is insulation, present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity and/or damage.

Stored item in garage obstructed visual inspection,



Please Note

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

2.6 High Risk Areas where access should be gained**Areas of High Risk requiring Inspection**

Areas of high risk area(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage:

High Risk Areas are

The roof space top plates around the perimeter walls could not be fully accessed. Termites or termite damage may exist. Access must be made available to full inspect this area.

The sub-floor space could not be fully accessed, termites or termite damage may exist. Access must be made available to full inspect this area.

The garage.

Undetected Termite Activity Risk Assessment

Due to restrictions and obstructions to the dwelling the level of undetected termite activity is considered High.

Please refer to section 4 of the terms and conditions outlined in this report.

The following further inspections are recommended

Remove bulk insulation and re-inspect.

We strongly recommend that full access be provided and a re-inspection be conducted prior to a decision to purchase.

We recommend re-inspecting this property when vacant and unfurnished. Furniture and furnishings restrict the visual inspection.

Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

TIMBER PEST FINDINGS

3. Subterranean Termites

Were Active or Live Termites Visible

Yes there were visible termites found at the time of the inspection.

The Termites are believed to be

Coptotermes species.

This Species has Potential to Cause

Large amounts of damage to timber including structural damage.

3.1 Termite Nests

Was a Termite Nest Found

No termite nests found at time of inspection.

3.2 Subterranean Termite Damage or workings

Any workings or damage found

Yes, termite damage was located mainly but not limited to the following.

Roof frame timbers.

Sub floor timbers.

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations)



Roof framing timber



Subfloor Joist

Please Note

Where evidence of termite activity was found in the grounds then the risk to buildings is extremely high. A treatment to eradicate the termites and to protect the building(s) should be carried out in the first instance.

Extent Of Damage

Widespread damage.

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

If damage is visible does it present a safety risk

Yes, the safety hazard due to timber pest damage is considered to be major.

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death. VERY Important: If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations). Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realize that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack. General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9 of the terms and conditions). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection be performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

3.3 Any Evidence of a Previous Termite Treatment

Any Evidence of previous Treatments Found

No, there was no visible evidence or a previous termite treatment was located at the property.

Warning

Warning: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

3.4 Durable Notice

Was a Treatment Notice Found

No, a durable notice was not found during the inspection.

Please Note

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with Australian Standard 3660 be carried out to reduce the risk of further attack.

3.5 Timber Fungal Decay - Rot**Evidence of Wood Decay Fungi -Rot**

No

Extent of Damage Caused by Rot

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations).

Does the damage present a Major Safety Hazard

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury & or death. We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement.

3.6 Chemical Delignification**Was there any visible evidence of chemical delignification?**

No evidence of chemical delignification was seen at the time of inspection.

3.7 Borer Findings**Borer Information**

Borer information: *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However you should have a building expert investigate if any timber replacement is required. *Anobium punctatum* (furniture beetle) and *calymmaderus incisus* (Queensland pine beetle) must always be considered active unless proof of treatment is provided because one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. An alternate choice is treatment however, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Was Visible Evidence of Borer Damage Found

No evidence of borer damage was found at the time of inspection.

Please Note

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

CONDUCTIVE CONDITIONS

4. Conductive Conditions to Timber Pests

Water leaks

No visible pipe leaking found at time of inspection.

Please Note

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other wet areas also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. If any leaks were reported then you must have a qualified plumber or other building expert to determine the full extent of damage and the estimated cost of repairs prior to the contract of sale becoming binding.

4.1 Hot Water Unit Overflow

Please Note

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.

Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water.

Was the overflow sufficiently drained

Yes. The hot water overflow does not drain to the perimeter of the building.

4.2 Moisture Readings

Was there any Excessive Moisture Readings

At the time of the inspection, our electronic moisture meter readings were normal.

Please Note

High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs prior to contracts becoming binding.

Equipment Of Moisture detection used

Tramex Encounter Moisture Meter

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs prior to contracts becoming binding.

4.3 Sub Floor Ventilation

Sub-floor Ventilation is Generally

The ventilation is not adequate in the sub-floor. This needs to be improved by either clearing/exposing all air vents to enable sufficient airflow or potentially installing further vents in the external walls. This lack of good ventilation is a conducive condition for termites. Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

4.4 Slab Edge Exposure

Is the Slab Edge adequately Exposed

Not applicable to this type of construction.

4.5 Weep Holes and Sub Floor Vents

Were the weep holes Clear of debris

Not applicable to this type of construction.

5. Ant Capping and Termite Shields

The Termite Shields Appear To Be

The termite shields (ant caps) are inadequate. Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.



Please Note

Termite shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a builder or other building expert should be consulted for further advice and recommendation.

6. Areas Found Conducive To Termite Infestation**Conducive Areas Requiring Amendments**

Timber debris in the sub-floor in contact with ground in sub floor. This provides conducive and concealed conditions for termite infestation.

Timber in contact with ground. This provides conducive and concealed conditions and concealed entry for termite infestation.

Tree/leafy environment: This property is located in a suburb which is high risk due to the environmental surrounds. It is close to large trees and parkland. A termite management plan/treatment is strongly advised.

7. Environmental Conditions**Are Trees Close to Home**

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation. Regular inspections recommended.

8. Thermal Imaging Results**Observation**

Not applicable to this inspection as no thermal imaging device was requested.

OVERALL ASSESSMENT

9. Overall Assessment of Property

Please Note

Where or if there has been evidence of live termites or termite damage or termite workings (mudding) found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

Degree of Risk of Termite Infestation is

The overall degree of risk of timber pest infestation to this property appears to be extremely high.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

10. Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accord with AS 3660 to protect against subterranean termites is considered to be essential.

11. Future Inspections

Future Inspections

Future inspections: AS 3660 Recommends that inspections be carried out at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened. Inspections will not stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660 be conducted within the time frame proposed below.

Recommended Inspection Intervals

3 Months.

The Inspection and Report was carried out by: Inspector Joe

State License Number: Lic 1234

Insurance Accreditation Number: IC 1234

Contact the Inspector on: 041XXX XXX

For and on Behalf of: My Inspection Company

DIAGRAMS

