



**ALL INSPECT**  
All Building & Termite Inspections

**PHONE 1300 25 46 77 or [info@allinspect.com.au](mailto:info@allinspect.com.au)**

**PRE-PURCHASE  
STANDARD TIMBER PEST REPORT**

ALLINSPECT

Report number: 10636

Inspection date: 1 January, 2016

Property address: 61 Sample Drive Sample South 4123



## Contents

Special conditions or instructions

The parties

Section A Results of inspection - summary

Section B General

Section C Accessibility

Section D Significant items

Section E Conclusion

Section F Risk management options

Section G Additional comments

Section H Annexures to this report

Section I Certification

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.

**Special conditions or instructions**

The following apply: This is a sample somethings maybe be different in other reports.

**The parties**

---

Name of Client:

---

Mr & Mrs Sample

---

---

Name of Principal (if applicable):

---

---

Address of Client:

---

---

Client's email or telephone number:

---

Sample

---

---

Consultant's name:

---

David Tacon

---

---

Consultant's licence number  
(if applicable):

---

535928

---

---

Company name:

---

ALLINSPECT

---

---

Company address and postcode:

---

PO BOX 1104 Park Ridge 4125

---

---

Company email:

---

info@allinspect.com.au

---

---

Company telephone number:

---

1300254677

---

---

Company fax number:

---

---

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 found - see Item D1.

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

Evidence of a possible previous termite management program was found - see Item D4.

The next inspection to help detect any future termite attack is recommended in 6 months.

Evidence of chemical delignification damage was not found.

Evidence of fungal decay activity and/or damage was found - see Item D7.

Evidence of wood borer activity and/or damage was found - see Item D8.

Evidence of conditions conducive to timber pest attack was found. See Items D9 - D13.

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 High - see Section C.

## Section B General

## General description of the property

Building type:	The building is Low set
Number of storeys:	Single storey.
Main building – floor construction:	Slab-on-ground.
Main building – wall construction:	Brick veneer.
Main building – roof construction:	Timber framed.
Other (timber) building elements:	The following were noted: Internal & External timber joinery. Timber door & window frames.
Occupancy status:	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	The façade 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:	The weather was Overcast

## Strata or company title properties

Not applicable.

Section D Significant items

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

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

The following evidence was found:

**Areas:** The Yard. **Location:** North West Boundary. **Affective Element:** Nest.

**Species:** Nasutitermes **Signs of attack:** Live and active. **Visible extent:** Widespread.

**Recommendation:** Highly recommend contacting Previous Pest Control company for advice to advise the treatment or method that should be carried out. A full termite management plan is highly recommended. The above recommendations should be implemented as soon as possible.





## D2 Subterranean termite management proposal

A proposal In addition to this report we recommend contacting previous Pest control company about their Pest Management Plan in accordance with Australian Standard AS 3660.2 be prepared by a licenced Pest control company. The above recommendations should be implemented as soon as possible.

## D3 Termite workings and/or damage

The following evidence was found:

**Areas:** External

**Location:** Veranda Posts. **Affected Element:** Timber Structure

**Signs of Attack:** The timber is affected by the attack. **Visible Extent:** Widespread

**Recommendation:** Highly recommend contacting Previous Pest Control company to advise the treatment or method that should be carried out. A full termite management plan is highly recommended.

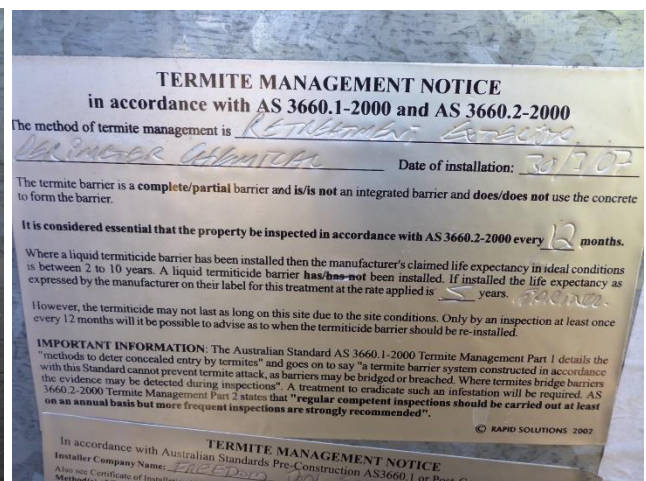
The above recommendations should be implemented as soon as possible.



**Area:** Building Exterior.

**Previous Program:** Barrier with inspections every 12 months.

**Important Note:** If previous treatment is found. Please obtain from owner in writing as to why the property was treated, how it was treated, was there any termite damage and if so how was it repaired. If evidence of a previous treatment is noted and appropriate documentation is not available, the client must assume that the termite infestation may still be active in a concealed or inaccessible part of the property and that re-treatment may be required. Where perimeter termite barriers have been installed, the building owner should also ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired.





## D5 Frequency of future inspections

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

**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. The above recommendations should be implemented as soon as possible.

## D6 Chemical delignification

No evidence was found.

## D7 Fungal decay

The following evidence was found:

**Areas:** Exterior. **Location:** Fence and Facia above garage. **Affected Element:** Timber Post and palings and facia.

**Signs of Attack:** Splits in timber, Dark colouring. Collapse of a timber member.

**Visible Extent:** Widespread.

**Recommendation:** The structures are showing signs of deterioration as a result of damp conditions which has created the timbers to rot, which can lead to conditions conducive to structural damage. Wood rot may cause the structure to fail as what it was originally intended for. Regular maintenance of the timbers are required to prolong the life of this building element, which may include but not limited to Painting or Sealing. Recommend to first identify the cause of the timber rot, then replace the affected timber where required. A Licensed Builder is recommended to determine the method and the extent of any remedial work required and associated costs. The above recommendations should be implemented as soon as possible.



## D8 Wood borers

The following evidence was found:

**Areas:** External. **Location:** fascia above the garage.

**Affective Element:** Timber fascia. **Species:** Undetermined

**Signs of attack:** Damage of timber. **Visible extent:** Widespread.

**Recommendations:** A management proposal is recommended and a quote to treat the live borers and ongoing inspections. These recommendations should be implemented immediately.



## Conditions conducive to timber pest attack

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

Not applicable due to construction design.

**D10 The presence of excessive moisture**

The following evidence was found:

**Areas:** Interior **Location:** Bathroom wall. **Affected Element:** Bathroom Shower.

**Defect or Sign:** Elevated moisture level readings obtained under test conditions.

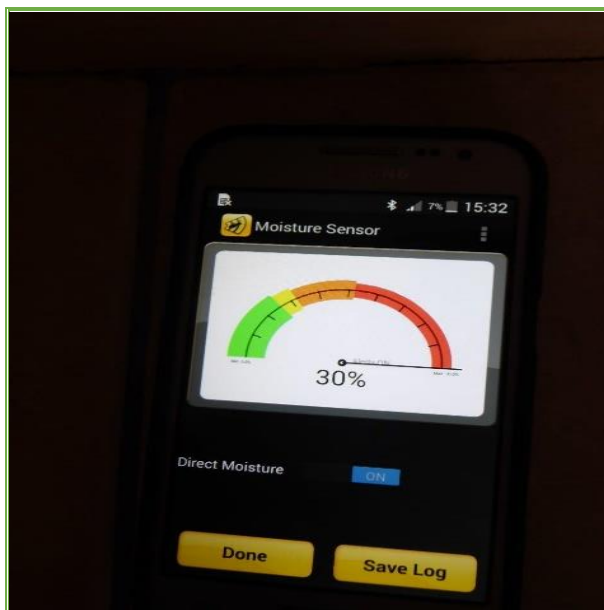
**Visible Extent:** Localised.

**Recommendation:** High moisture or damp conditions generally indicate a leak or poor ventilation, or failure of the waterproofing. The reason for this high moisture reading was not apparent at the time of inspection. Recommend a further investigation by a competent person such as a Registered Builder or Plumber, to determine the cause and the method to repair or replace affect building elements, which may include a more invasive inspection.

**Important Note:** Several variables and conditions other than moisture content may effect moisture meter readings, e.g. signals not penetrating aluminium foil or other conductive surfaces, or the presence of salts on the surface can also give a high reading.

The building may just need to be monitored over a period of time to confirm or not that there is a moisture problem. With this type of testing the exact nature of the problem may be unclear, but it just needs to be monitored and then if the problem persist seek further investigation of an intrusive matter like an invasive inspection to determine the underlining problem. The above recommendations should be implemented as soon as possible. For further advice consult David 0421235310 who carried out the inspection.





### D11Bridging or breaching of termite barriers and inspection zones

The following evidence was found:

**Areas:** Exterior **Location:** Against the building. **Affected Element:** Inspection zone

**Defect or Sign:** Bridging and Breaching by built up of landscaping/soil and gardens and materials.

**Visible Extent:** Widespread

**Recommendation:** Unless appropriate written evidence of an alternative termite management program is provide, to help protect against undetected termite entry to the building, a continuous inspection zone of at least 75mm should be provided and maintained. The inspection zone forces the termites into the open where they can be detected more readily during regular inspections. Recommend removing the elements that are preventing a full visual of the inspection zone. Depending on the level of concealment depends on what trades to us. With concrete slab buildings, it is essential that the edge of the slab is permanently exposed. Importantly the edge of the slab should not be rendered, tiled, cladded, or concealed by flashings, adjoining structures, paving, soil, turf, landscaping, or the like. The above recommendations should be implemented as soon as possible. For further advice consult David on 0421235310 who carried out the inspection.





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

The following evidence was found:

The Pergola has untreated timber used in its construction. Recommend to treat timber to prevent termite attack.

## D13 Other conditions conducive to timber pest attack

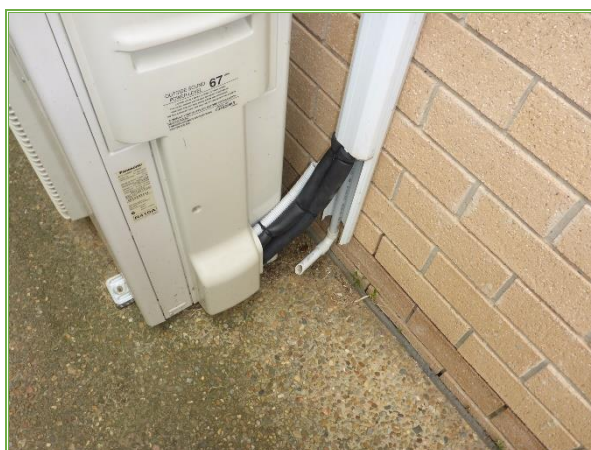
The following evidence was found:

**Areas:** Exterior **Location:** Against the building. **Affected Element:** Wet conditions

**Defect or Sign:** Overflows not adequately connected or plumbed in. Gutters blocked and damaged and defective drainage, and timber in contact with the ground.

**Visible Extent:** Localised

**Recommendation:** When gutters and overflows are not adequately connected or plumbed in, and defective drainage they create an environment that is conducive to termite attack. Recommend that a qualified plumber rectify the gutters or overflows to ensure the area remains dry. The above recommendations should be implemented as soon as possible. For further advise consult David 0421235310 who carried out this inspection.



## 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. Yes, as detailed in Section D 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 recommended - see Item D2. We recommend contacting previous Pest control Company.
3. Yes, as detailed in Section D 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 6 Month

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 barrier 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.

David Tacon on 0421235310.

## Section G Additional comments

There are no additional comments.

## Section H Annexures to this report

There are no annexures to this 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 Tacon*

Name: David Tacon

Date of Issue: 7 October, 2016