

# STANDARD TERMITE DETECTION REPORT

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Report number: 005330

Inspection date: 30 April 2024

Inspection time: 8.30 am

Property address: 2 Harvest Street Mansfield



## Contents

Definitions to help you better understand this report

Terms on which this report was prepared

Service requested including any special conditions or instructions

The parties

Section A General

Section B Accessibility

Section C Significant items

Section D Risk management options

Section E Additional comments

Section F Annexures to this report

Section G Certification

This Report references the current versions of the Australian Standard series AS 3660 *Termite Management* including AS 3660.1, AS 3660.2 and AS 3660.3.

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.

## Definitions to help you better understand this report

**“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).

**“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.

**“Termite Attack”** Termite Activity and/or Termite Damage.

**“Termite Activity”** Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Termites at the time of inspection.

**“Termite Damage”** Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Termites.

**“Conditions Conducive to Termite Attack”** Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.

**“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).

**“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 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 at the inside face of an external wall, 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).

**“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. The definition ‘Tests’ also includes the carrying out of Additional Tests, if recommended by the consultant.

**“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.

**“Additional Tests”** Where areas of high moisture are detected during inspection that cannot be readily explained, or where termite activity is suspected but cannot be readily located, a further inspection of those areas was carried out using one or more of the following non-destructive specialist detection tools:

- (a) *termite radar unit* – an instrument that uses microwave emission to help pick up the concealed movement of termites;
- (b) *thermal imaging camera* – an instrument to aid in the detection of concealed termite activity by measuring differentials in the heat energy of an object; and
- (c) *termite detector animal* – an animal such as a sniffer dog trained to use its sense of smell to detect the odour of termites.

**“Subterranean Termite Management Proposal”** A written proposal 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

### SCOPE

Unless specified in writing, this Standard Termite Detection Report (“the Report”) deals only with the detection, or non-detection of Termite Attack and Conditions Conducive to Termite Attack discernible at the time of inspection.

As requested by the Client, the assessment was based solely on the following site inspection carried out by a Termite Detection Consultant (‘the Consultant’) of the Readily Accessible Areas of the Building and Site:

- Option 1 A visual examination of timber and other visible accessible and unobstructed materials/areas (but excluding furniture and stored items) susceptible to attack by Termites, and the carrying out of Tests.
- Option 2 An inspection report which may include Option 1 as well as the particular requirements of the Client which are specified and attached to this document, where applicable.
- Option 3 In addition to Option 1, a Subterranean Termite Management Proposal.

Note. A Termite Management Plan may also be prepared in conjunction with a Proposal.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the 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 did not include the inspection and assessment of matters outside the scope of this inspection and report. Accordingly, this is not a pre-purchase or property inspection carried out in accordance with any Standards Australia publication. In addition to termites, pre-purchase or property reports should include the inspection and assessment of timbers for wood borers and fungal decay. This extra information can be the subject of a timber pest inspection report which is adequately specified.
2. 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.
3. This is not a structural damage report. Neither is this a warranty as to the absence of Termite Attack.

4. 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.
5. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Termites (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.
6. 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:

1. This Report does not deal with any termite preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by termites. However, this additional information or advice may be the subject of a termite management proposal which is adequately specified.

## Service requested including any special conditions or instructions

As agreed with the Client, the service requested is Option 1 - see Scope above.

This Report should not be used for pre-purchase inspections.

There are no special conditions or instructions.

## Additional tests

Were Additional Tests carried out: Yes (explain): Thermal Imaging camera Flir and Termatrac service T3I, including moisture meter and sounding devices.

## The parties

Name of Client: Eagle Real Estate

Name of Principal (if applicable): N/A

Address of Client: 964 Logan Road Holland Park

Client's email or telephone number: 07 3394 1077

Consultant's name: D Begley

Consultant's licence number (if applicable):	PMT 14312 QBCC 15008390
Company name:	Pestcall Australia
Company address and postcode:	15 Portias Place Thornlands 4164
Company email:	pestcall@bigpond.com
Company telephone number:	07 3286 4883
Company fax number:	N/A
Pre-engagement inspection agreement number (if applicable):	N/A

## Section A General

### General description of the property

Building type:	Detached house.
Number of storeys:	Lowset.
Main building – floor construction:	Slab-on-ground.
Main building – wall construction:	Brick veneer (timber framed). Hardwood timbers
Main building – roof construction:	Timber framed. Tiled roof
Other (timber) building elements:	The following were noted: rear timber patio and garden storage area
Occupancy status:	Occupied and fully furnished. at time of inspection
Orientation (to establish the way the property was viewed):	The façade of the building faces the street. Note. For the purpose of this report the façade of the building contains the main entrance door.

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Prevailing weather conditions at the time of inspection:

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Dry. at time of inspection

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## Section B Accessibility

### Areas inspected

The inspection covered the Readily Accessible Areas of the Building and Site Interior including all bedrooms , living areas, kitchen shower/toilet areas, perimeter walls, rear patio timbers gardens, landscape timbers trees and stumps.

### Areas not inspected

The inspection did not include areas, which were 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 including termite attack. 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 termite attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

### Strata or company title properties

Not applicable.

### Obstructions

Evidence of termite attack may be concealed by:

Furnishings, Fixtures, Fittings and floor coverings.

### Inaccessible areas

There was no inspection of timber flooring in bedroom area at time of inspection due to floor coverings

### Undetected termite risk assessment

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

Low.

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 C Significant items

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

### Termite attack

Evidence of termite activity and/or termite damage:

C1 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.  
at time of inspection



Thermal camera scan completed at time of inspection to internal cavity walls.

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.

### C2 Subterranean termite management proposal

A proposal is not recommended. at this time due to age of previous perimeter barrier.



### C3 Termite workings and/or damage

No evidence was found.  
at time of inspection

### C4 Previous termite management program

The following evidence was found:

Previous treatment completed by Pestcall Australia completed 01-03-2021 with Termidor as control agent, we advise re-treatment to perimeter areas due to age of previous barrier



Completed in 2021

### C5 Frequency of future inspections

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

**IMPORTANT NOTE.** 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.

### Conditions conducive to termite attack

Evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of termites:

### C6 Lack of adequate subfloor ventilation

Not applicable due to construction design.

Property on concrete slab construction - No subfloor areas

#### C7 The presence of excessive moisture

No evidence was found.

at time of inspection moisture meter did not detect any high moisture levels within cavity walls



#### C8 Bridging or breaching of termite management systems and inspection zones

The following evidence was found:

at time of inspection all weep holes were exposed at time of inspection, no inspection to below bedroom flooring due to carpet areas.



Raised slab areas due to false timber flooring installed and covered bedroom area

#### C9 Earth-wood or damp masonry-wood contact

The following evidence was found:

Decay noted in rear garden shed door frame as per below.



#### C10 Other conditions conducive to termite attack

The following evidence was found:

All perimeter gardens and soil next to brickwork considered conducive.



Garden beds against property considered conducive, we advise to expose all perimeter weep holes on perimeter at least 50 -100mm from gardens.

### Section D Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive termite 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 termite attack.

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

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of termite attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, subterranean termites can bridge or breach 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 E Additional comments

There are no additional comments.

## Section F Annexures to this report

There are no annexures to this report.

## Section G Certification

This document certifies that the property described in this Report has been inspected by the Termite 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 Termite Detection Reports 'Uniform Inspection Guidelines for Termite Detection Consultants'.

Authorised Signatory: Pestcall Australia

Name: D Begley

Date of Issue: 1 May, 2024