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Regular Visual Termite Inspection Report in Accordance with AS 3660.2-2017



16 Rosewood Ave, Bangalow 2479

Purpose Of Inspection:

The purpose of this inspection is to give advice about the condition of the property with regard to subterranean termites.

INSPECTOR DETAILS

Name Of Inspection Firm:	Sanctuary Pest Management
Contact Phone:	0266854490
Technician Name:	Bradley Benham
Report Prepared Date:	02/10/2023

CONTACT DETAILS

Inspection Requested By: Arinna Earley
16 Rosewood Ave
Bangalow NSW 2479

Inspection Requested For: Same as Inspection Requested By

Cost Billed To: Same as Inspection Requested By

Contact For Access: Same as Inspection Requested By

INSPECTION DETAILS

Property Inspected Details: 16 Rosewood Ave
Bangalow NSW 2479

Inspection Date/Time: 03/10/2023 10:30 AM

Weather Condition(s): Sunny

Standard Tools Used: Binoculars, Compass, Knife, Ladder (3.6m),
Magnifying Glass (x10), Moisture meter,
Powerful Torch, Sounding Device, Stepladder
(2.1m), Screwdriver

TERMITE REPORT SUMMARY

The Summary section is not the complete Report and therefore cannot be relied on completely. The full report must be read together with the summary.

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained? No

For complete and accurate information You must refer to the following complete Termite Report.

TERMITE ACTIVITY

Were active subterranean termites (live specimens) found in any of the structures inspected? No

Were active subterranean termites (live specimens) found on the site improvements (for termite activity in structures please see above)? No

Was visible evidence of subterranean termite workings or damage found in any of the structures inspected? No

Was visible evidence of subterranean termite workings or damage found on the site improvements (for termite evidence in structures please see above)? Yes

Overall Degree of Risk of Termite Infestation: High

1: STRUCTURE(S) INSPECTED:

1.1 STRUCTURE NAME: House & Studio

STRUCTURAL DETAILS

Structure Type: Double Storey, Single Storey

Orientation: North

Areas Inspected: Interior & Exterior

Areas Not Inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture & stored items were not inspected.

Furnished: Yes

Foundations: Slab on Ground, Timber posts

Exterior Walls: Timber Frame - Cladding

Roof Structure/s: Cathedral Ceiling

Roof Covering/s: Metal

Flooring: Concrete Slab, Tongue and Groove Particle Board

INSPECTION ZONE

Is there a Termite Inspection Zone Present? No

Where the report indicates that there is a termite inspection zone, it must be maintained for future inspections.

Where the report indicates that there is no termite inspection zone, some form of termite risk management needs to be put in place to reduce the risk of unseen termite entry at this property. this property.

A Termite Inspection Zone is an unobstructed space which the termites must cross or pass around in order to gain access to a building or structure. As a consequence their presence should be revealed during a visual inspection.

IMPORTANT: If a complete Inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. Further Inspections are strongly recommended to the areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Termite Activity and/or Damage exists.

CONDITIONS CONDUCTIVE TO TERMITE INFESTATION AND TERMITE ENTRY

Subfloor Conditions:	Timber Stumps, No Termite Shields Present, Timber on Ground Present
Exterior Conditions:	Airconditioning/Hotwater System Issues Present, Timber on Ground Present, Fungal Decay IMPORTANT: The presence of conducive conditions is a termite management hazard as it increases the risk of termite activity at that location. The presence of areas providing potential for hidden termite entry into the structure increases the risk of undetected termite entry and potential termite damage occurring prior to the termite activity being identified or discovered.
Interior Conditions:	None
Roof Void Conditions:	None
Was Vegetation Found Against or Within 5 Metres of the Structures:	Tree stumps near or against the structure IMPORTANT: Vegetation on or against the structure is a hazard, it increases termite management hazard as it can allow undetected termite entry and compromise the effectiveness of any installed termite system. It is the owner's responsibility to remove or modify these hazards.



Example of air conditioner outlet pipe not attached to drain. Moisture may attract termites.



Example of landscaping timber near building. May attract termites.



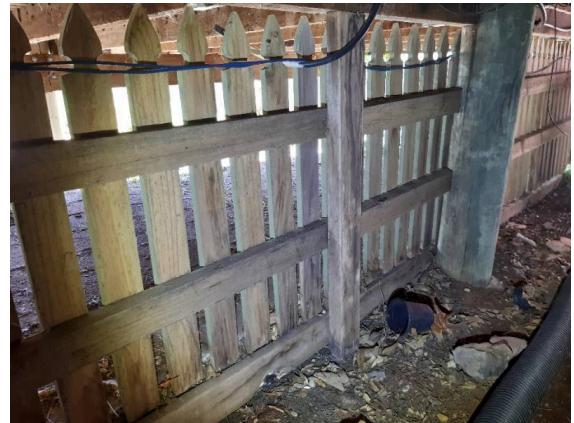
Example of decay in post at House. May attract termites.



Example of air conditioner outlet pipe not attached to drain. Moisture may attract termites.



Example of timber on ground in subfloor. May attract termites.



No termite barrier or inspection zone in place. May allow concealed access.



Example of decay in decking. May attract termites.



Example of air conditioner outlet pipe not attached to drain. Moisture may attract termites.

STRUCTURE ACCESS ISSUES

No structure access issues were identified on the day of inspection.

STRUCTURE TERMITE ISSUES

No structure termite issues were identified on the day of inspection.

2: SITE IMPROVEMENTS:

SITE TERMITE ISSUE - Grounds

Moisture:

Normal

Termite:

Yes
Yes

Termite Damage Visible

Termite Damage Extent - Moderate to Extensive

Location of Threats Not Limited To:

Landscaping timber



Example of termite damage in landscaping timber. Inactive at time of inspection.



Example of termite damage in landscaping timber. Inactive at time of inspection.

SITE CONDUCIVE CONDITIONS PRESENT

Conducive Conditions Present:

Yes. Garden beds near or against structures, Mulched areas, Garden Edging, Fungal Decay, Timber Retaining Walls
IMPORTANT: Our firm cannot accept responsibility for termite attack damage resulting from your failure to rectify the conducive conditions outlined in this report. Also refer to SECTION 3.15 for further information.

Was susceptible vegetation, deadwood, stumps, trees or roots (+50mm diameter) found on the property and within 5 metres of the structure?

Yes
Remove stumps against or near structure
IMPORTANT: Vegetation on or against the structure is a termite management hazard, as it can allow undetected termite entry or compromise the effectiveness of an installed termite system. It is the owner's responsibility to remove these hazards. Also refer to SECTION 3.15 for further information.

Were there susceptible trees found within 5m of the stucture that may grow over 10 metres height?

No
IMPORTANT: Where trees that can grow above 10 metres and within 5 metres of the structure are present, it is recommend you consult an arborist as to the management or removal of the trees and local council be consulted about their tree management regulations.

Were there susceptible trees greater than 200mm diameter on the property and more than 5 metres and less than 50 metres from the structure?

No



Example of decay in fence. May attract termites.



Example of decay in fence. May attract termites.



Example of decay in stump. May attract termites.



Example of landscaping timber on site. May attract termites.

SITE ACCESS ISSUES

No site access issues were identified on the day of inspection.

3. TERMS AND CONDITIONS

1. The Inspector inspected all timber structures such as, decking, extensions, patios, dividing fences, retaining walls constructed with timber, tree stumps within 30 metres of the main building and inside the property boundary.
2. The inspection and report are provided in accordance with the Australian Standards (as amended from time to time) to provide a report on termite activity.
3. This regular termite Inspection was carried out in accordance with AS3660.2 – 2017 Termite management: Part 2.
4. This report is an assessment of areas which the Inspector can see and access to determine the existence or evidence of activities of Subterranean termites.

5. Any restricted areas, structures, furniture which prevent or hinder visual inspection was not moved. The inspector did not undertake any invasive digging, cutting, separated, or pulled apart to gain access.
6. The client acknowledges that a building has many concealed areas and there is no access to some roof areas or areas between floors or eaves because they are simply too low. Floor coverings can be restricted by furniture and belongings. The Inspector did not inspect areas which did not have the minimum space required for inspection as follows: (a) beneath a floor – vertical clearance not less 40 cm; (b) exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder or step ladder which can be extended to a maximum of 3.6 metres from ground level; (c) roof void minimum access size must not be less than 45 cm by 40 cm with vertical space 60 cm X 60 cm for reasonable movement
7. The Client acknowledges that some defects may not be visible nor reported because of weather condition existing at the time of inspection
8. The Inspection did not include the following: (a) any areas which cannot be seen; (b) areas which are obstructed or areas which cannot be assessed readily and safely; (c) Identify or report on the exact cause of the damp defects including rising damp and condensation; in order to identify such cause an invasive and/or specialist inspection will be required; (d) Serviceability damp defects including rising damp and condensation; (e) Body Corporate common property; (f) Mould; (g) Asbestos materials; (h) Magnesite materials; (i) Foundations footings
9. The Inspector is not required to provide any estimate of repairs and if such estimates are given then it is given as a guide and not to be relied on in determining the likely costs of repairs. The Client shall engage a builder, engineer and other trades to obtain proper quotations for any repairs.
10. Mediation. In the event of any claim, dispute or other matter arising out of or relating to this Agreement, the parties shall attempt to resolve any dispute amicably at a meeting to be attended by a person nominated by the Australian Mediations Association Limited. The parties shall bear equally the costs of the mediation.
11. Other than inspections conducted in the Australian Capital Territory (ACT) third parties cannot rely on this report; see The Civil Law (Sale of Residential Property) Act 2003 ACT as amended establishes a process for the making and exchange of contracts for the sale of residential property in the ACT. The ACT Act details documents that must be obtained and made available to the buyer for inspection before a residential property is offered for sale. These documents include building inspection reports. The aim is to enhance consumer protection by giving buyers all the relevant information about the property they intend to purchase. Building inspectors are also required to advise when reports on a property have been prepared for an intending seller. This information is then recorded in a public register in the ACT only.
12. WARNING: It is recommended that the client engages the relevant consultants or builders to investigate and rectify all defects raised in this report otherwise the defects may deteriorate and cause further damage or problems.

13. Exclusions The Inspection report does not include the following: (a) the detection of Drywood termites (e.g. *Cryptotermes brevis*) or any exotic Timber Pests as Drywood termites typically live entirely inside a piece of timber with no visible evidence. (b) An assessment of the extent or degree of damage caused by Timber Pests as this can only be determined by invasive investigations by other consultants such as plumbers, builders, and engineers. (c) The detection of non-timber destroying pests on the property such as bedbugs, cockroaches, fleas, rodents etc. Accordingly, these are not defined as Timber Pests and so are not covered within the scope of Inspection. (d) The inspection does not include any preventative advice or action plans.
14. Glossary- The following definition is to assist you to understand the report: Subterranean termites also commonly known as "white-ants" are a highly destructive timber pest of the Order Isoptera capable of causing major structural timber damage to buildings. Visible Evidence There are clear signs or evidence of timber damage and/or workings caused by Subterranean termites activity No Visible Evidence The Inspector did not detect any visible signs or indication of the presence or activity of Subterranean termites High Risk Having regards to the building structure, environment and conditions that there is a high degree of the existence of infestation or Subterranean termites' activity. Serious Safety Hazard is a matter or thing may be regarded as an immediate or imminent risk to life, health or property.
15. Further Notations- The Report is not to be taken as a guarantee but is an opinion of the Inspector of the existence of any infestation. This is not a report on the structure the building works and if the client requires such a report then the client should engage the appropriate consultant to obtain the reports.
16. Access Comments- Reasons areas did not have reasonable access: Sub Floor level Example: No inspections of those parts of sub floor area because insufficient clearance. Roof Void Example: No inspections in those parts of roof cavity due to existence of ducting or insulation materials or insufficient clearance. Visual inspections: No inspections of areas because of Visual obstruction -reasons Areas Obstructed not inspected because of existence of: Example carpet, cupboards & furniture

Actions that help to reduce the risk of termite activity and termite damage to timber:

1. Inspect surroundings of your home –keep vegetation, trees plants or garden beds well away of building weep holes and building lines.
2. Repair leaks or moisture issues like inadequate drainage, leaking taps or pipes or poor ventilation.
3. Do not accumulate materials under the house as they reduce ventilation space.
4. Ensure that there is no timber on the ground in proximity of the dwelling house or structure.
5. When building and renovation be aware that some building materials or methodology can reduce termite risks.
6. Arrange for timber pest inspection at least once a year and adopt their recommendations.

4: FINAL DETAILS:

TERMITE MANAGEMENT STICKER

Is there a Termite Management Sticker?

Yes
 WARNING: 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 accordance with 'Australian Standard 3660' be carried out to reduce the risk of further attack.

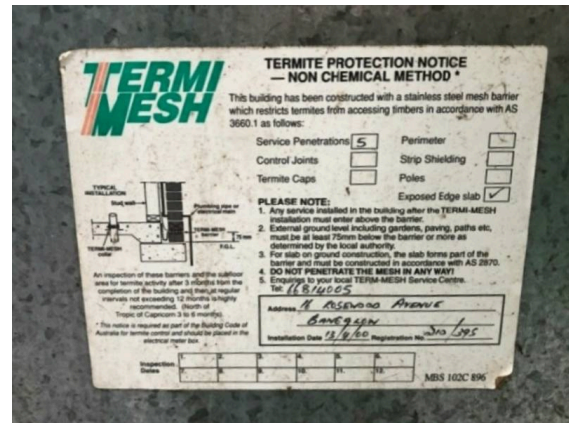
Type of Treatment:

Pre-Construction

The location of the termite sticker is:

Electrical Meter Box

Image of Termite Management Sticker



Termimesh Termite Protection installed to Studio.

Did you find evidence of a sticker that has since been removed?

No

Chemical soil treatment identified:

No

Environmental Termite Pressure:

Level of Termite Pressure: High
 Overall Degree of Risk of Termite Infestation: High

RECOMMENDATIONS

Termite Management Recommendation:

Recommended

Frequency of Further Inspections:

12 months

Other Inspections Recommended:

No

Comments regarding a Subterranean Termite Treatment Proposal:

Termite treatment proposal relates to baiting of live termites which were located in front yard only.

FUTURE INSPECTIONS: AS 3660.2-2017 recommends that inspections be carried out at intervals no greater than annually and that, where termite "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop termite infestation; however, the damage which may be caused will be

reduced when the infestation is found at an early stage.

GENERAL COMMENTS

Termite damage located was inactive at time of inspection.
Recommend attaching air conditioner outlet pipes to drains.
No termites found.

SIGNED BY INSPECTOR

Inspector Name: Bradley Benham

License Number: 102211

Date: 02/10/2023

Signed: 