



R1 Building & Pest Inspections  
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# Visual Timber Pest Inspection and Report in Accordance with AS 4349.3-2010



81 Matthew Mitchell Drive

## **Purpose Of Inspection:**

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

## INSPECTOR DETAILS

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Name Of Inspection Firm:	R1 Building & Pest Inspections
Contact Phone:	0423207989
Technician Name:	Ross Dwyer
Report Prepared Date:	17/11/2023

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

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

## CONTACT DETAILS

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Inspection Requested By:	Anita Le Nevez 0413488353 anifry@gmail.com 81 Matthew Mitchell Drive Redbank NSW
<b>Inspection Requested For:</b>	Same as Inspection Requested By
<b>Cost Billed To:</b>	Same as Inspection Requested By
<b>Contact For Access:</b>	Same as Inspection Requested By

## INSPECTION DETAILS

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Type of inspection:	Pre-Purchase Timber Pest Inspection AS 4349.3-2010
Timber Pest Inspection Agreement No:	091023/2
Date of Agreement:	25/09/2023
Property Inspected Details:	81 Matthew Mitchell Drive Redbank NSW
Job Instructions:	Timber pest inspection
Specific Client Inspection Requests:	None
Inspection Date/Time:	09/10/2023 11:00 AM
Weather Condition(s):	Sunny
Non-Standard Tools Used (Thermal Imaging Camera):	Model No. Flir E6
Standard Tools Used:	Binoculars, Compass, Knife, Ladder (3.6m), Magnifying Glass (x10), Moisture meter, Powerful Torch, Sounding Device, Stepladder (2.1m), Screwdriver
Persons Present At Inspection:	No one

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

## TIMBER PEST 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

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<b>Are there any Area(s) and/or Section(s) to which Access should be gained?</b>	Yes
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### TIMBER PEST ACTIVITY

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<b>Were active subterranean termites (live specimens) found in any of the structures inspected?</b>	No
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<b>Were active subterranean termites (live specimens) found on the site?</b>	No
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<b>Was visible evidence of subterranean termite workings or damage found in any of the structures inspected?</b>	No
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<b>Was visible evidence of subterranean termite workings or damage found on the site?</b>	No
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<b>Was visible evidence of borers of seasoned timbers found in any of the structures inspected?</b>	No
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<b>Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected?</b>	No
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<b>Are further inspections recommended?</b>	No
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<b>Were any major safety hazards related to Timber Pest Activity and/or Damage identified?</b>	No
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<b>Degree of risk of subterranean termite infestation:</b>	Moderate
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## STRUCTURE(S) INSPECTED:

### 1 STRUCTURE NAME: 81 Matthew Mitchell Drive

#### STRUCTURAL DETAILS

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<b>Structure Type:</b>	Free standing house with self contained shed.
<b>Orientation:</b>	South
<b>Areas Inspected:</b>	Internal, External, Roof Void, Roof External, Yard and Fences. <b>Areas NOT Inspected:</b> No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow <b>blocks/posts, etc.</b>
<b>Furnished:</b>	No
<b>Foundations:</b>	Slab on Ground
<b>Exterior Walls:</b>	Brick Veneer Metal on shed
<b>Roof Structure/s:</b>	Trussed
<b>Roof Covering/s:</b>	Concrete tile, Metal
<b>Flooring:</b>	Concrete Slab, Tongue and Groove Strip Tiles, Vinyl, Carpet.

#### INSPECTION ZONE

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**Is there a Termite Inspection Zone Present?** No

**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.

#### ACCESS ISSUE - Roof Void

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<b>Access Issue Type:</b>	Restricted Access
<b>Reason(s) Why:</b>	Insulation, Pitch



Due to pitch of the saddle truss's and insulation access was restricted.

**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 areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

**Important - 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.**

#### CONDUCTIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY

<b>Subfloor Conditions:</b>	No Issues Found
<b>Exterior Conditions:</b>	No Issues Found
<b>Interior Conditions:</b>	No Issues Found
<b>Roof Void Conditions:</b>	No Issues Found
<b>Vegetation Against Structures:</b>	No Vegetation Found Against Structures

#### 2: SITE IMPROVEMENTS:

SITE CONDUCTIVE CONDITIONS PRESENT

<b>Conductive Conditions Present:</b>	Yes. Tree and or Stumps on site, Site adjacent to wooded areas.
<b>Comments:</b>	The property is semi rural and surrounded wooded reserves. Wooded reserves are conducive for timber pests. To minimise timber pest attack I recommend regular timber pest inspections are carried out by a qualified timber pest controller.

#### STRUCTURE TIMBER PEST ISSUES

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

## SITE ACCESS ISSUES

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

## SITE TIMBER PEST ISSUES

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No site timber pest issues were identified on the day of inspection.

## FINAL DETAILS

### TERMITE MANAGEMENT STICKER

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#### 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.

#### Image of Termite Management Sticker



#### Type of Treatment:

Post-Construction

#### Environmental Termite Pressure:

Level of Termite Pressure: High  
Overall Degree of Risk of Timber Pest Infestation: Moderate

## SAFETY HAZARDS

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#### Major Safety Hazards:

No Major Safety Hazards Related to Timber Pest Activity and/or Damage were Identified

## RECOMMENDATIONS

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**Termite Management Recommendation:**

A termite management system has been installed by another company. It is recommended you consult that company for full details of the system installed.

**Frequency of Further Inspections:**

12 months

**Other Inspections Recommended:**

No

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Warning: In order for you to make a more informed decision regarding the purchase of the property, any other recommended inspections should be carried out PRIOR TO CONTRACTS BEING EXCHANGED.

## GENERAL COMMENTS

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### SIGNED BY INSPECTOR

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Inspector Name:

**Ross Dwyer**

License Number:

**Accreditation Number 6307**

Date:

09/10/2023

Signed:



## 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 timber pest activity.
3. Where the client has requested a pre-purchase Timber Pest Inspection, the Inspection was conducted in accordance with the Australian Standard AS 4349.3-2010 Inspection of buildings -Timber pest inspections.
4. Where the client has only requested a termite Inspection, only the inspections was carried out in accordance with AS3660.2-2017 - Termite management;
5. This report is an assessment of areas which the Inspector can see and access to determine the existence or evidence of activities of Timber Pests namely Subterranean and dampwood

termites, borers of seasoned timber and timber decay, rot (fungal decay).

6. 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.

(a) No items of property, such as furniture, stored goods, equipment, clothing, toys etc were moved during the inspection.

(b) The inspector did not move items or undertake any invasive digging, cutting, unscrewing, separation of or pulling apart to gain access.

7.

(a) 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:

(b) The client acknowledges that there are areas of a building will not allow physical access. Examples defined as follow: Roof void clearance - 600mm x 600mm, Underfloor clearance - 600mm x 600mm. The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl

(c) The inspection of Flooring may be restricted by floor covering, furniture or stored items. Examples: Carpets, cupboards, lounges, beds, packing boxes etc.

8. The client acknowledges that some timber pest issues may not be visible and reported on because of weather conditions existing at the time of the inspection.

9. The Inspection did not include the following:

(a) any areas which cannot be seen or where further examination is required;

(b) areas which are obstructed or areas which cannot be assessed readily and safely;

(c) areas which are obstructed or areas which cannot be assessed readily and safely;

(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

10. The Inspector is not required to provide any estimate of repairs and if such estimates are given then it is given as a guide an on to be relied on in determining the likely costs of repairs. The Client shall engage a Builder, engineer and other trades obtain proper



quotations for any repairs.

11. 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.

12. 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 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 and Timber Pest 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.

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13. 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.

#### 14. Exclusions

The Inspection report does not include the following:

(a) the detection of Drywood termites (e.g. *Cryptotermes brevis*) 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 further invasive investigations by other consultants including plumbers, builders, and Engineers.

(c) the detection 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.

#### 15. Glossary

The following definition is to assist you to understand the report:

##### Subterranean Termites

Subterranean termites also commonly known as "white-ants" are a highly wood destructive timber pest of the Order Isoptera causing major structural timber damage to buildings.

##### Dampwood Termites

Dampwood termites known as Termopsidea infest wood or timber with a high moisture content.

#### Wood Decay Fungi

Wood-decay fungus is a specie of fungus that digests moist wood, causing it to rot.

#### Wood Borers

Borers or beetles are small insects that consume wood. They bore into timber and form extensive tunnels over the period of months or years.

#### Visible Evidence

There are clear signs or evidence of timber damage by Timber or timber pest activity

#### No Visible Evidence

The Inspector did not detect any visible signs or indication of the presence or activity of timber pests

#### High Risk

Having regards to the building structure, environment and conditions that there is a high degree of the existence of infestation or timber pest activity.

Serious Safety Hazard is a matter or thing may be regarded as an immediate or imminent risk to life, health or property.

#### 16. 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.

#### 17. 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

### 18. Advice on reduction of the risk of Timber termites

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