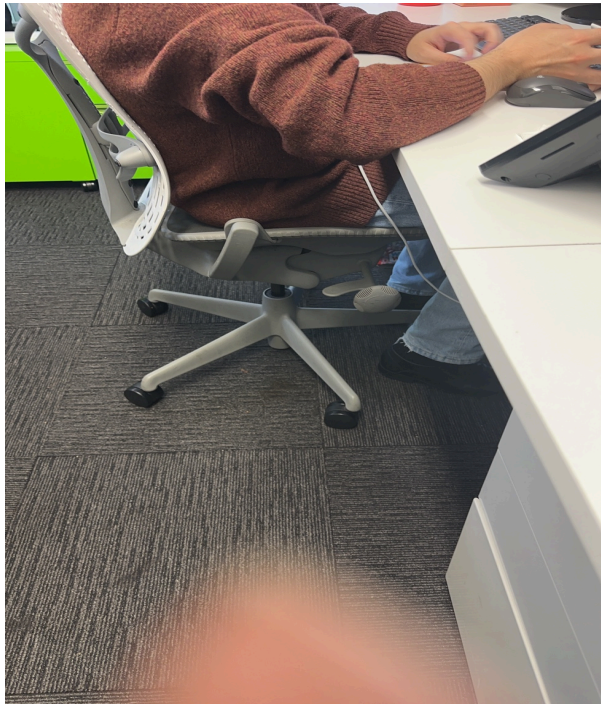


Pre-Purchase Building & Pest Inspection Report

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase
Inspections Residential Buildings - Appendix C



BUILDING & PEST REPORT

Commissioning Party's Name: Natalie Ferguson

Property Address: 45 Evans Street, Balmain NSW, Australia

Date of Inspection: 13/06/2024

Inspector's Name :{insert inspectors Name}

Insert Inspectors mobile phone number | 02 9181 5989 | admin@tpi.com.au

level 2, 118 Christie St, St Leonards NSW 2065

DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:

IMPORTANT

The information on this page is important and must be read before looking at the accompanying report.

You should not rely on this report if you wish to purchase the property.

This Report has been prepared for the Client, as listed on the cover page of this report, and for the exclusive use of the Client only.

Accordingly, you should not rely upon this document if you intend to purchase the property to which it relates.

In receiving or viewing this report you are acknowledging that you will not rely upon it if you intend to purchase the property.

If you require information contained in this report, you should seek out and commission the completion of your own report.

In that regard, The Property Inspectors can supply a report that you can rely upon.

Please see our website: www.thepropertyinspectors.com.au if you wish to purchase such a report.

Alternatively, you can arrange for another contractor to provide you with a report.

The Property Inspectors will not accept any responsibility and shall not be liable for any loss or damage, including in negligence, arising out of or in connection with any use or reliance on the statements, comments, photographs or any other information in this report.

This report does not take into account your individual needs, objectives or intentions in regard to the property.

Consideration of your individual needs and concerns can affect the recommendations and conclusions of the author of the report.

Even if you are in possession of this report or have knowledge of its contents or are aware of the author, as you have not purchased it you have no entitlement to discuss the report or your individual needs or concerns with the author.

You, as reader, must accept sole responsibility for what you do in relation to any material

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This report can be relied upon if a sales transaction is made and/or a person's name is added to the report

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BUILDING

SUMMARY OF THE BUILDING ONLY

YOU MUST READ THE ENTIRE REPORT TO UNDERSTAND THE CONDITION OF THIS PROPERTY PRIOR TO PURCHASING THE HOME

A summary of the results of the building inspection is highlighted below:

Were **MINOR DEFECTS**, **MAJOR DEFECTS** or **SAFETY HAZARDS** found in this property?

Defect Ratings	Found	Not Found
Were Minor Defect Found?	✓	
Were Major Defect Found?	✓	
Were Safety Hazard Found?	✓	

SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associate with the property at the time of inspection. The inspection and report is limited to a visual assessment of the building members only in accordance with Appendix C AS4349. 1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidences of **MAJOR DEFECTS** in this property compared to similar buildings is considered to be:

Minimal Major Defects found within this property- *Low / Minimal major defects found*

The incidence of **MINOR DEFECTS** in this property as compared with similar buildings is considered:

Typical / Average quantity of minor defects found within this property on the day of my inspection.-
Small quantity of minor defects when compared to a property of similar age

The **Overall Condition** of this property in the context of its age, type and general expectations of similar properties is:

OVERALL CONDITION COMMENTS:

Please Note: This is a general appraisal only and cannot be relied upon on its own - read the report in its entirety.

Building - Recommendation and Conclusion

This property is well built and maintained to a high standard for the age of the property- .This property is beautifully presented and maintained, a true reflection of the love and commitment from this owner or previous owners- .The property has a number of areas that need to be repaired once you move in or prior to your initial move in date- .I saw no water leaks within the wet rooms (Kitchen, Bathroom & Laundry)- .There is minor moisture issues within this property, which is typical for the age and type of construction of this property- .There are a number of medium to large cracks within this property that should be considered / repaired once you move into the property- .The external handrails and balustrade are not compliant with current regulations, for the best interest of the occupants and visitors this area of the house should be made compliant with current regulations to limit liability- .This property also needs the living areas windows, made compliant with current regulations as the sill height is less than 865mm and the windows can open greater than 125mm- .There were open ended electrical cables which need to be terminated for safe passage through the property- .All electrical cables, light fixtures & fittings appeared to be in good order- .A plumber should be engage, assess, repair and make good all plumbing within this property as leaks were seen within the wet rooms- .Excess moisture was found within this property within the subfloor area, a plumber should be engaged to advise on a scope to have the surface directed away from the home to maintain a dry subfloor area- .I did not access the entire sub floor area, a pest inspection and treatment and timber framing inspection and report is recommended when access is available- .I saw major pest infestations within this property that must be addressed prior to you purchasing this property- .This home represents as a good and sound property to buy with little risk for a new purchaser on condition that they have read this report in FULL, and that they understand the small areas of improvement that are required within this property- .This property needs MINOR renovations / works carried out to a number of areas to bring it back to its original condition- .

This summary is 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 this report and anything in this summary, the information in the report shall override that on this summary.

WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?

No, Read the Report in Full

WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?

Yes, Read the Report in Full

WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?

No, read the report in full

WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?

Yes, read the report in full

ARE FURTHER INSPECTIONS RECOMMENDED ?

No, read the report in full

WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?

Yes, Mid range issues / typical for a house of this age - Read the Report in Full

AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE

Medium

Purpose And Scope Of Inspection

This report complies with Australian Standard AS4349.1-2007 Inspection of Buildings, Part 1: Pre-Purchase Inspections-Residential Buildings.

INSPECTION AGREEMENT - INDIVIDUAL TITLE PROPERTY

Requirement for Inspection agreement AS 4349.1-2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection.

This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out.

Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement.

It is assumed that the existing use of the building will continue.

PURPOSE OF INSPECTION

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection.

The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

IMPORTANT INFORMATION AND DISCLAIMER

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below and at the end of this report.

These define the Scope and Limitations of the inspection and form an integral part of the report.

Before you decide to purchase this property, you should read and understand all of the information contained herein.

It will help explain what is involved in a Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise.

This information forms an integral part of the report.

If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion, and risk of doing physical damage to the property being inspected.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future.

This report does not include the identification of unauthorized building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent.

It is not intended to detail each individual minor defect or imperfection.

This service is provided on an independent professional basis.

It seeks to present a factual, unbiased, and balanced assessment.

We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

SCOPE OF INSPECTION

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building.

This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

WHAT IS REPORTED ON:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems.
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades.
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges.
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors.
- The property within 5m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

WHAT IS NOT REPORTED ON:

- General exclusions detailed in the standard AS 4349.1-2007.
- Parts of a building that are under construction.
- The inspection is not intended to include rigorous assessment of all building elements in a property.
- Defects that would only be apparent under weather conditions or when using fittings & fixtures.
- Defects not apparent due to occupancy or occupancy behavior e.g., nonuse of a leaking shower.
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law, or by-law and is not a warranty against problems developing with the building in the future.
- Unauthorized building work or of work not compliant with building regulations.
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007
- Footings below ground,
- Concealed damp-proof course,
- Electrical installations,
- Operation of smoke detectors,
- Light switches and fittings,
- TV,
- Sound and communication and security systems,
- Concealed plumbing,
- Adequacy of roof drainage as installed,
- Gas fittings and fixtures,

- Air conditioning,
- Automatic garage door mechanisms,
- Swimming pools and associated filtration and similar equipment,
- The operation of fireplaces and solid fuel heaters, including chimneys and flues,
- Alarm systems,
- Intercom systems,
- Soft floor coverings,
- Electrical appliances including dishwashers,
- Incinerators,
- Ovens,
- Ducted vacuum systems,
- Paint coatings except external protective coatings,
- Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde)
- Timber and metal framing sizes and adequacy,
- Concealed tie downs and bracing,
- Timber pest activity,
- Other mechanical or electrical equipment (such as gates, inclinators),
- Soil conditions,
- Control joints,
- Sustainable development provisions,
- Concealed framing-timbers or any areas concealed by wall linings or sidings,
- Landscaping,
- Rubbish,
- Floor cover,
- Furniture and accessories,
- Stored items,
- Insulation,
- Environmental matters e.g. BASIX,
- Water tanks,
- BCA environmental provisions,
- Energy efficiency,
- Lighting efficiency.

SPECIAL REQUIREMENTS

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the above mentioned Australian Standard. If we do comment on an area outside of the above scope, you cannot rely upon the information within the report as it is not deemed as included within our report regardless of if payment has been made towards those areas of property.

LIMITATIONS

This report is limited to a visual inspection of areas where safe and reasonable access is available, and access permitted on the date and at the time of inspection.

The Inspection will be carried out in accordance with AS4349.1-2007.

The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.

Areas for Inspection shall cover all safe and accessible areas.

It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorized appliances.

It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor & a structural engineer carry out an assessment of the structural integrity of the property prior to purchasing this property as our comments are general only and you cannot rely upon our report for electrical, plumbing and engineering matters.

This report is limited to (unless otherwise noted) the main structure on the site and no other building, structure or outbuilding within 5m of the main structure and within the site boundaries including fences.

SAFE AND REASONABLE ACCESS

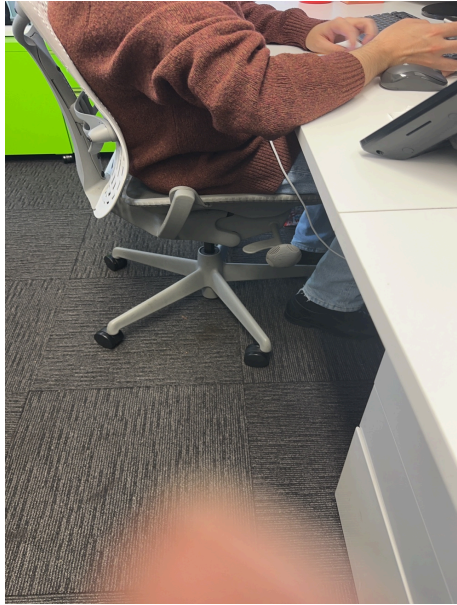
Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."

Reasonable access does not include the use of destructive or invasive inspection methods, nor does it include cutting or making access traps or moving any furniture, floor coverings or stored goods.

DIMENSIONS FOR REASONABLE ACCESS

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

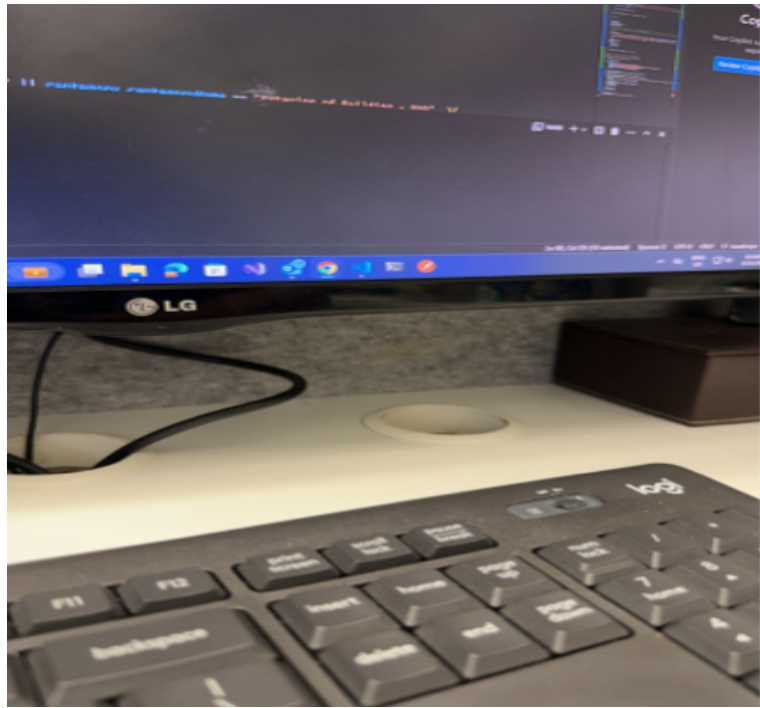




This is defect 1



It's almost lunch time



Blah blah blah

32. Incidence of MAJOR Defects compared to similar buildings

- **Minimal Major Defects found within this property** *Low / Minimal major defects found*

33. Incidence of MINOR Defects compared to similar buildings

- **Typical / Average quantity of minor defects found within this property on the day of my inspection.** *Small quantity of minor defects when compared to a property of similar age*

34. Recommendations for further inspections

- Pest Inspection and site treatment covering the subfloor and roof voids + all external elevations of the property
- Electrician to carry out a power and light circuit test

35. Overall condition and conclusions

- This property is well built and maintained to a high standard for the age of the property
- This property is beautifully presented and maintained, a true reflection of the love and commitment from this owner or previous owners
- The property has a number of areas that need to be repaired once you move in or prior to your initial move in date
- I saw no water leaks within the wet rooms (Kitchen, Bathroom & Laundry)
- There is minor moisture issues within this property, which is typical for the age and type of construction of this property
- There are a number of medium to large cracks within this property that should be considered / repaired once you move into the property
- The external handrails and balustrade are not compliant with current regulations, for the best interest of the occupants and visitors this area of the house should be made compliant with current regulations to limit liability
- This property also needs the living areas windows, made compliant with current regulations as the sill height is less than 865mm and the windows can open greater than 125mm
- There were open ended electrical cables which need to be terminated for safe passage through the property
- All electrical cables, light fixtures & fittings appeared to be in good order
- A plumber should be engage, assess, repair and make good all plumbing within this property as leaks were seen within the wet rooms
- Excess moisture was found within this property within the subfloor area, a plumber should be engaged to advise on a scope to have the surface directed away from the home to maintain a dry subfloor area
- I did not access the entire sub floor area, a pest inspection and treatment and timber framing inspection and report is recommended when access is available
- I saw major pest infestations within this property that must be addressed prior to you purchasing this property
- This home represents as a good and sound property to buy with little risk for a new purchaser on condition that they have read this report in FULL, and that they understand the small areas of improvement that are required within this property
- This property needs MINOR renovations / works carried out to a number of areas to bring it back to its original condition

36. Overall Condition

- **VERY GOOD CONDITION - 9 out of 10**

37. OVERALL ASSESSMENT OF ALL PLUMBING OVER AND ABOVE A PRE-PURCHASE BUILDING & PEST REPORT

SUB_Q: KITCHEN - IS THE KITCHEN - SINK & TAPWARE FREE OF DEFECTS ?

- **Defect Rating: MINOR DEFECT**
- **Defect Rating: MAJOR DEFECT**
- **Defect Rating: SAFETY HAZARD**

44. TERMITES / CHEMICAL DELIGNIFICATION / WOOD ROT / VENTILATION

- **No evidence of termite damage was found within the timber members.** *I have claimed that I have not seen any timber damage due to current termite activity within this property. NOTE: If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the property. The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and report. In some cases, the vendors belongings can conceal current and past termite activity. We strongly recommend a pest contractor assess and chemically treat the property prior to being purchased, this will give you a twelve-month warranty over the property and it will give you a firm security over the property prior to you investing in it.*
- **No major fungal decay was found on site today**
- **All appears to be in order subject to the age of the home in relation to external finished floor levels and internal floor levels**
- **Defect Rating: MINOR DEFECT**

SUB_Q: IS A TERMITE MANAGEMENT PROPOSAL RECOMMENDED?

- **Yes, and separately engaged to prepare proposal** *A full written subterranean termite management proposal in accordance with Australian Standard AS 3660.2 shall be provided separately. See also Clause A.1 – Exclusion No.1.*

SUB_Q: WAS EVIDENCE OF TERMITE DAMAGE FOUND WITHIN TIMBER?

- **Yes there was evidence of past termite activity** *It is recommended that you engaged a specialist pest contractor prior to purchasing this home, or our office for a detailed thermal camera assessment of all timber members within the building Termites are a major issue if left unattended, but if found and treated, they can be easily eradicated over a 12 to 24 month period Before purchasing this home, I strongly recommend a second inspection specialising in the detection fo any concealed termites so you can understand the true level of risk in purchasing this home, if any, prior to you deciding to purchase the property*

SUB_Q: WAS EVIDENCE OF A POSSIBLE PREVIOUS TERMITE MANAGEMENT PROGRAM NOTED?

- **Yes, I saw a sticker within the electrical meter box covering the extension area of the house - but not the entire house** *The notice in the meter board notes that a treatment has been installed to the extension / renovated area only, and not to the entire house I am not satisfied to conclude that this house is 100% covered against termite infestation This house must be inspected and treated for past and or present pest infestations and this should be done prior to you buying this house*

SUB_Q: DO YOU RECOMMEND A SECOND INSPECTION BY A SPECIALIZED PEST CONTRACTOR?

- **No, I do not recommend a specialized pest contractor to inspect this property**

SUB_Q: NEXT INSPECTION RECOMMENDED IN

- **I recommend that you have this property inspected by a PEST specialist before you purchase this property as there is a high risk of pest infestation** *This property is an extremely high-risk property for ongoing termite issues*

SUB_Q: WAS EVIDENCE OF CHEMICAL DELIGNIFICATION FOUND?

- **No, and all areas were inspected and no traces of chemical Delignification found within the timber members with this property** *No Chemical Delignification was found. In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis. In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification. This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals. Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service. Chemical Delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic. Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens. Buildings surrounding chemical factories that have chemical delignification would indicate that the air quality where this building is located is influenced by the chemical production process and/or use of chemicals by the adjoining industry. The cost of repair of the chemical delignification damage would need to be taken into account when this damage is found but it also would be prudent to consider the possibility that the air quality in the area may be affected by chemicals and therefore if any health hazards are present that could cause long term damage to an occupants health. Buildings found to have chemical delignification that are in close proximity to a major arterial road would often be affected by fumes from vehicles using the adjoining roads. Chemical delignification generally will not occur to timbers in service that are sealed, painted or well oiled as the lignin is protected from airborne chemical substances. Therefore as with most timber damage if we can remove the cause of the damage or protect the timber from exposure to the cause of damage the damage will cease. If the damage is initiating, the timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed. When chemical delignification is found in roof tile battens or rafters then it is recommended not to have persons walk on the roof as collapse may occur and therefore a fall could cause bodily injury. Chemical delignification is more common in species of softwood timbers although certain species of softwood are more prone to damage than others. Chemical delignification may only occur after timbers have been exposed to airborne substances for a relatively long period of time, it is*

not common to find chemical delignification in buildings that are younger than ten years. The most common timber species that is used in buildings in the Sydney area that we find damaged is the Douglas fir otherwise known as Oregon. Douglas fir is an imported timber species that originates in Northern America and Canada.

SUB_Q: WAS EVIDENCE OF WOOD BORERS FOUND?

- **No, But I did not access all areas of the subfloor area due to restricted access within the subfloor** *No borers were sighted today in the areas that I could gain access to within the subfloor area. This home must be treated by a pest contractor prior to purchasing this property if you want to be certain that there are no active borers within the house, garden and surrounding structures within the boundary of this home.*
- **No borers were sighted today but I did not gain access to all areas within the property and external elevations** *This property must be treated by a pest contractor prior to purchasing, if you want to be certain that there are no active borers within the property, garden and surrounding structures within the boundary*

45. OBSTRUCTIONS WITHIN THIS PROPERTY AT THE TIME OF MY INSPECTION

SUB_Q: WHICH AREAS WERE 'NOT ABLE TO BE INSPECTED IN FULL?'

- **Roof void due to NO ACCESS** *We could not gain access to the roof void and we therefore exclude the entire roof void from our assessment and this report*
- **External roof linings and roof plumbing**

SUB_Q: WHICH AREAS WERE 'ABLE TO BE INSPECTED IN FULL?'

- **Roof Void was NOT INSPECTED IN FULL (Further investigation / second inspection is required)**
- **Roof Void was NOT INSPECTED (Further investigation / second inspection is required)**
- **Yes, areas noted within the report as affected by borers**
- **Overall Defect Rating: MINOR DEFECT**

46. DO YOU RECOMMEND A SUBTERRANEAN TERMITE TREATMENT PROGRAM ?

SUB_Q: DO YOU RECOMMEND A SUBTERRANEAN TERMITE TREATMENT PROGRAM ?

- **No, do not recommend a subterranean termite treatment program**

SUB_Q: DO YOU RECOMMEND FUTURE INSPECTIONS BE CARRIED OUT, IF SO AT WHAT INTERVALS ?

- **Yes, every 6 to 9 months** *Pest inspections and treatments should be applied to properties between 9 and 12 months but as this property is not a new build and not 100% compliant, I suggest a more frequent inspection and treatment plan be implemented within this property to lower the risk of termite and pest infestation to this property*

SUB_Q: DO YOU RECOMMEND THAT A SEPARATE, MORE INVASIVE INSPECTION BE CARRIED OUT PRIOR TO PURCHASING THE PROPERTY ?

- **No, I do not recommend a second inspection and subterranean treatment being applied to this property** *I recommend a specialised pest contractor, inspect, report on and treat this property as a standard treatment / spray application, no subterranean treatment required - no soil injection or bait station application required I recommend that you engage a specialised pest contractor that has a thermal camera of a commercial-grade quality which will be able to scan through the walls, ceilings and floors to detect any live and / or concealed termites Should you want our office to carry out such a report, we can send our specialist pest consultant to the property and he can x-ray / apply his thermal camera to the timber members and supply you further advice beyond this standard Building & Pest Report For our office to return and to apply a thermal camera assessment through the timber members our fee will be \$480 + GST and the findings will be integrated within this report once they arrive*

47. SUMMARY

SUB_Q: WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?

- **No, Read the Report in Full**

SUB_Q: WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?

- **Yes, Read the Report in Full**

SUB_Q: WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?

- **No, read the report in full**

SUB_Q: WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?

- **Yes, read the report in full**

SUB_Q: ARE FURTHER INSPECTIONS RECOMMENDED ?

- **No, read the report in full**

SUB_Q: WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?

- **Yes, Mid range issues / typical for a house of this age - Read the Report in Full**

SUB_Q: AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE:

- **Medium**



Inspectors Name: Emilio Calandra

Mobile: 0411880588 (7:00am – 9:00pm Monday -Friday + 7:00am – 5:00pm weekends)

Office: 0291815989 (7:00am-5:00pm Monday to Friday)

Email: admin@tpi.com.au

Website: Tpi.com.au

A handwritten signature in dark ink, appearing to read 'Emilio Calandra', is written over a horizontal line.