M&W LEGALS

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Strata Inspection Report

Prepared for:	**NSW Trustee & Guardian as Executor of Estate for Claire Owen NSW**
C/-	**Sanders Property Agents Andrew Mills andrew.mills@sanders.com.au**
File Reference:	**AM**
Address:	**6/93-95 Soldiers Road Jannali**
Lot No:	**6**
Strata Plan No:	**49622**
Date of Inspection:	**14 Jan 2021**

COVID-19

In response to the continuing impact of COVID-19 on strata and community schemes, the NSW Government has extended the temporary changes to the law to give schemes the flexibility they need to function.

These changes will now continue until Thursday 13 May 2021.

The temporary changes to the law that are continuing are:

Electronic voting

- *All strata and community schemes can continue to vote and hold meetings electronically. This includes strata schemes that have not yet passed their own resolution to move to electronic means of meeting and voting.*

Affixing the common seal

- *Schemes can continue to sign and witness documents electronically to give formal approval instead of affixing the seal. The scheme's representatives who sign and witness the documents will need to provide additional details to confirm their identity and relationship to the scheme.*

Extended time periods

- *Schemes will continue to have 6 months before they need to decide how money spent from the capital works fund will be reimbursed to cover administrative fund bills.*
- *For new strata schemes, after the initial period ends, the scheme will continue to have 6 months before needing to hold the first annual general meeting.*

More information is available at:

https://www.fairtrading.nsw.gov.au/resource-library/publications/coronavirus-covid-19/covid-19-strata-guidelines

Preface

This report was obtained at the Vendors request, therefore details contained within this report are accurate as at 14 Jan 2021 the date on which the inspection was conducted.

Should you wish to obtain an updated search and report on any records which may have been added in an intervening period, please do not hesitate to contact the strata search company M & W Legals on 02 9527 3019.

Should you require clarification on the information contained in this report, please contact our office on (02) 9527 3019.

Building

Original Construction Defects

No matters for concern were noted.

Home Owners Warranty Insurance

Home Owners Warranty Insurance was not sighted.

Occupation Certificate

An Occupation Certificate was not sighted.

This section of your report summarises building defect claims lodged against the original Builder / Developer or Home Building Compensation / Home Owners Warranty Funds.

Major defects are defined as defective works that are a major element of the building AND prevent all or part of the building from being lived in or used for its intended purpose OR threaten the collapse or destruction of the building or part of it. These are covered by a 6 year warranty. General defects that don't meet the 'major defect test' are covered by the standard 2 year warranty.

Annual Fire Safety Statements

A current Annual Fire Safety Statement was not sighted. There is no evidence of Council requesting an Annual Fire Safety Statement.

Fire Safety Orders

There is no evidence that the Owners Corporation has been issued with a Fire Safety / Upgrade Order.

Councils determine which buildings are required to be inspected annually. Any non-compliances must be rectified prior to the issuing of an Annual Fire Safety Statement.

A Fire Order can be issued by Council requiring upgrade of fire safety equipment to ensure compliance with current standards. It is recommended that enquiries are made with Council to determine any Outstanding Orders that may be in effect on the scheme.

Termite Inspections

17 Jul 2019 Visual Termite Inspection carried out by Impact Pest Control, indicating that:

- No live termites were found.
- There was no evidence of termite damage.

*We note access was not gained to all areas - **no access gained to Villa 3.** Copy attached.*

Significant Building Issues

No matters for concern were noted.

Building Defects / Home Owners Warranty (not original construction)

We note no reference to any current Home Owners Warranty insurances or any related claims.

This section of your report details significant or major repair, refurbishment or upgrade works other than original construction defects or warranty issues.

Financial Information

Current Budget

Administrative Fund Budget:	$14,082.00
Capital Works Fund Budget:	$8,665.00
Financial Year Commencing:	1 Jul 2020

The current budget appears to have been struck in accordance with the Capital Works Fund Analysis.

The Owners Corporation must determine a budget for the Administrative Fund and Capital Works Fund to raise enough money to carry out its duties. These budgets must be set at each Annual General Meeting and must be approved by a majority vote. Lot owners are then levied in proportion to the unit entitlement of each lot.

Past Budgets

Financial Year	Administrative Fund Budget	Capital Works Fund Budget
2019/20	$13,666.00	$4,518.00
2018/19	$14,713.00	$3,472.00
2017/18	$13,060.00	$3,472.00
2016/17	$12,766.00	$3,473.00

Levies

	Amount	Frequency	Paid To
Administrative Fund	$345.01	Qtrly	In Arrears
Capital Works Fund	$212.29	Qtrly	In Arrears

Levies are due on the first day of January, April, July and October of each year. Interest of 10% is payable on overdue levies.

Levy arrears for the subject lot, currently amount to $1,128.19.

Levies appear to have been determined in accordance with the budget and unit entitlements listed on the Strata Plan.

A copy of the Owner Ledger is attached.

To determine levies, the budget is divided by the aggregate unit entitlement, then multiplied by the lot's allocated number of entitlements.

Bank Accounts

Fund	Balance Date	Balance
Administrative Fund	14 Jan 2021	$8,920.32
Capital Works Fund	14 Jan 2021	$15,868.38

Bank Balances are shown on the Statement of Key Financial Information.

The figures above represent actual cash held rather than assets as cash assets may include levies either not yet collected or in arrears. Your attention is drawn to the Balance Sheet or Statement of Financial Position attached.

Special Levies

Date	Amount	Purpose	Payable
Nil Recorded			

The amounts listed above are the total amount of the levy struck at a General Meeting to meet unbudgeted expenses. The amount is then divided amongst lot owners in proportion to the unit entitlement of each lot.

Expenditure

Financial reports detailing expenditure for the following financial years are attached:

2020/21 Part Year Only*
2019/20
2018/19
2017/18 *Not sighted due to change in Strata Management*
2016/17
2015/16
2014/15

*The **Administrative Fund** is for day-to-day recurrent expenses. The amount in the Administrative Fund must be enough for the Owners Corporation to pay its expenses for items such as insurance premiums, common property maintenance (cleaning / grounds maintenance) and services (water / electricity)*

*The **Capital Works Fund** is to cover present and future capital expenses. The amount in the Capital Works Fund must be enough for the Owners Corporation to pay its expenses for items such as:*

- *Painting of common property.*
- *Replacing, repairing, renewing or upgrading the common property.*
- *Any debts, other than amounts covered by the Administrative Fund.*
- *Other capital expenses.*

Capital Works Analysis

Prepared By:	BIV Reports
Dated:	Jul 2019
Excerpt Attached:	Yes

An Owners Corporation is required to prepare a plan of anticipated major expenditure to be met from the Capital Works Fund over the 10 year period commencing from the first Annual General Meeting of the Owners Corporation. The initial plan is to be finalised by the end of the second Annual General Meeting. The plan is to be reviewed and (if necessary) adjusted no later than at the fifth Annual General Meeting of the Owners Corporation.

Owners Corporation Meetings

Minutes

Date Minutes Inspected Since:	22 Nov 2011
Date Last Annual General Meeting:	18 Jun 2020

Upcoming Meetings

We sighted no Notice to indicate any further meeting has been scheduled.

Last Annual General Meeting - 18 Jun 2020

A copy of the Minutes is attached for your perusal.

Resolutions

No significant matters noted.

This section of your report will detail resolutions made at Meetings which are not recorded as being for registration as a By-Law.

Insurance

Insurance

Insured:	The Proprietors Strata Plan 49622
Insurer:	Corporate Home Unit Underwriting Agencies Pty Ltd
Broker:	CRM Brokers
Policy No:	HU0021688
Current to:	29 Apr 2021

Copy Brokers Schedule attached. It is recommended that a Certificate of Currency from the Insurer be obtained.

The insured amount corresponds with or is greater than the most recent valuation.

The Owners Corporation must insure the building for an amount at least equal to that specified in the most recent valuation obtained. Purchasers are reminded that insurance to cover items such as carpet, light fittings, painting, wallpaper, blinds, curtains and public liability insurance, in respect of their own lot, is their personal responsibility. Owners who lease their units should seek independent advice regarding landlord insurance.

Valuation

Valuer:	WBP Property Group
Date:	28 Aug 2017
Value:	$3,590,000

A building valuation must be obtained at least once every 5 years.

Insurance Claims

An insurance claims history was not sighted.

Matters Pending Resolution

Recent / Current

Matters referred to throughout this report.

18 Jun 2020 — Annual General Meeting

- Painting options to be discussed at the next Annual General Meeting.

3 Apr 2019 — Extraordinary General Meeting

- Owners agreed to allow fencing of either horizontal slats on colourbond or full traditional colourbond with a lattice top or owners can retain the existing lattice fence. Colourbond colour is to be surf mist.
  Quotations dated 28 Feb 2019 sighted:
  - Lot 1 - $4,900
  - Lot 2 - $3,657 including gate
  - Lot 3 - $1,220
  - Lot 4 - $2,700 plus small section $1,100
  - Lot 5 - $3,350 including gate
  - Lot 6 - $3,120 including gate
  - Lot 7 - $2,580
  - Lot 8 - $3,770 including gate
  - Lot 9 - already been done
  - Lot 10 - $4,510.

  The quote was been accepted though fencing will be replaced when needed. *We note expenditure of $5,547 in 2019/20 only.*

Historical

Matters referred to throughout this report.

This section of your report will provide information regarding past matters for which no clear resolution was evident and may include items such as quotations that were obtained for which there is no evidence of expenditure.

Correspondence

General

No matters of concern were noted in the correspondence file.

Most Strata Managers provide a correspondence file which may include quotations, emails, repair requests, reports of disputes etc. Not all correspondence sighted will be referred to in this section, rather indicative items of interest / concern will be noted.

Approvals

18 Jun 2020	Lot 10 - bathroom renovations, replacement of doors leading to rear courtyard with bi-fold doors.
25 Jul 2018	Lot 3 - construct patio pergola.
28 Jun 2017	Lot 3 - minor and major renovations including paving, bathroom and rear door replacement.

This section provides information on the types of approvals or denials sighted for matters such as alterations to lots etc. The above list is not exhaustive but is indicative of previous approvals or denials.

Keeping of Animals

We note that the following option for the keeping of animals has been selected:

1. Subject to Section 157 of the *Strata Schemes Management Act 2015,* an owner or occupier of a lot must not, without the approval in writing of the Owners Corporation, keep any animal on the lot or the common property.
2. The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

History of Disputes

10 Aug 2016	Notice to Comply - Lot 8 - constant parking on common property.
3 Aug 2016	Lot 8 - parking in turn bay.
3 Jul 2014	Lot 8 - parking in turning bay on common property.

Each strata scheme has its own By-Laws, a set of rules that govern matters such as behaviour of residents and the use of common property.

By-Laws can vary significantly from scheme to scheme and a copy of the applicable By-Laws should be contained in the contract for sale and you should make yourself familiar with these By-Laws. The above list is not exhaustive but is indicative of the matters noted.

Statutory Documentation

Strata Management

Professionally or Self Managed:	Professionally
Manager:	Noble Homes International Pty Ltd
Address:	7 Cemetery Road Helensburgh
Telephone:	4294 9131
Agency Agreement Date:	28 Jun 2017

Combustible Cladding

We note no reference to combustible cladding in the records provided.

The NSW State Government has announced Project Remediate, which will help eligible building owners access interest-free loans to fast-track combustible cladding rectification on Class 2 residential apartment buildings. An assurance service will oversee the remediation work of each affected property through the Office of the Building Commissioner. This service will ensure that rectification meets a high standard. The Department of Customer Service will be setting up the assurance service, finalising the loans model and engaging a financial provider. The program design and loan scheme will be announced late December/early 2021 and applications are expected to open around March 2021. Eligible building owners and owners corporations will be contacted and invited to participate in Project Remediate. For more information, and to register for updates, go to nsw.gov.au/project-remediate

Under the Regulation, owners of certain buildings with external combustible cladding are required to register their building with the NSW Government. For buildings occupied before 22 Oct 2018, the deadline for registration is 22 Feb 2019. Owners of new buildings will be required to register their building within four months of the building first being occupied.

Workplace Health & Safety

A Workplace Health & Safety Report was not available for inspection.

An Owners Corporation has an obligation to repair and maintain the common property in order to protect the safety of any persons on common property. The Owners Corporation should employ strategies to identify any risks and highlight any item in disrepair. Actions should then be taken to ensure common property safety is maintained.

Window Safety

We sighted no mention of Window Safety Devices.

An Owners Corporation must ensure that there are complying window safety devices for windows which are more than 2 metres above the ground level and are less that 1.7 metres above the inside floor.

Pool Compliance

We sighted no evidence that a pool is installed on the common property.

It is recommended that enquiries are made with Council to determine any Outstanding Orders that may be in effect on the scheme.

Asbestos Register

There is no evidence that the Owners Corporation has conducted an inspection of the complex to determine whether or not asbestos materials are contained within the building.

Strata Roll

An excerpt of the Strata Roll pertaining to the subject lot was presented for inspection.

The owner as listed corresponds with the vendor name provided.

Name:	Claire Owen
Address:	C/- NSW Trustee & Guardian
No. Owner Occupied Units:	Unable to ascertain.
No. Tenanted Units:	Unable to ascertain.
Original Owner:	Unable to ascertain.
Original Builder:	Unable to ascertain.
Original Developer:	Unable to ascertain.

Common Property Certificate of Title

Electronic copy only sighted.

CP/SP or Vol & Folio:	CP/SP49622
Dated:	9 Sep 2020
Edition Issued:	3
Title Held By:	Strata Manager
	Copy attached.

With the implementation of the Strata Schemes Management Regulation 2016 (NSW), all Owners Corporations are required to review their existing By-Laws prior to 30 Nov 2017. Schemes may chose to either:

- Keep the existing By-Laws in place;
- Amend the By-Laws using the Schedule 3 Model By-Laws as a guide.
- Create new By-Laws.

We note that the By-Laws have now been reviewed.

A copy of the Consolidated By-Laws filed with the records is attached.

By-Law additions or amendments are required to be registered not more than two years from the date of passing of the resolution.

Strata Plan

Date of Registration:	24 Apr 1995	
No. Of Lots:	10	
Unit Entitlement Subject Lot:	98	
Aggregate Unit Entitlement:	1,000	
Corresponding Unit & Lot No:	Yes	
Approx Area Subject Lot:	Total:	191m^2

The Strata Plan shows which parts of the scheme are lots and which are common property. The Strata Plan states the allocated unit entitlements and the aggregate unit entitlement. If there has been any amendment to unit entitlements or the aggregate entitlement, these would be reflected on the Certificate of Title.

Dated: 14 Jan 2021

M & W Legals Cronulla Pty Ltd
Cheryl Blinman
Director
Justice of the Peace

This report is prepared for the named client and if that person is a Solicitor or Conveyancer, the client of that Solicitor or Conveyancer. M & W Legals Cronulla Pty Ltd will not accept any responsibility to any other person who relies upon this report to their detriment unless it has agreed in writing to accept such responsibility.

M & W Legals Cronulla Pty Ltd do not undertake any physical inspection of the building.

All reasonable care has been exercised whilst compiling this Report. No warranty or representation is made as to the accuracy of the information provided by the Owners Corporation or its representatives including the Strata Managing Agent and/or Officers of the Strata Committee of the Owners Corporation and no responsibility will be taken by M & W Legals Cronulla Pty Ltd for any loss or damage due to any cause whatsoever, including negligence whether in connection with information supplied by the Owners Corporation or its representatives including the Strata Managing Agent and/or Officers of the Strata Committee of the Owners Corporation.

This report was compiled from information obtained from a search of the records of the subject Strata Plan made available on the date of this inspection.

Strata Managers utilise computer systems to maintain and manage the records of the Owners Corporations. Usually a hybrid system and / or hard copy records are made available for the purpose of a search. As there is no prescribed method for filing or naming conventions these vary greatly. Not all documents can always be perused.

You are notified that not all records may have been presented for inspection. Where evident that documentation was not presented it was requested, however, that is usually fruitless as M & W Legals Cronulla Pty Ltd have no authority over the Owners Corporation or its representatives including Strata Managing Agents.

Your report contains information paraphrased from:
Strata Schemes Management Act 2015 (NSW)
Strata Schemes Management Regulation 2016 (NSW)
http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Strata_schemes.page
Strata Schemes Management Amendment (Child Window Safety Devices) Regulation 2013
www.fairtrading.nsw.gov.au/Tradespeople/Home_warranty_insurance
www.planning.nsw.gov.au/Policy-and-Legislation/Buildings/Combustible-cladding

Client Copy

Pad 2/B

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

H 883096

Client: Noble homes

Re: Structure at: 1/93-95 Soldiers RD Tamnali

Address: SP49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17-7-19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☑ Trees ☑ Stumps ☑
Posts ☑ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☑ Other: Deck

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods Furnishing and floorcovering
☑ Roof void because Sarking and insulation
☐ Subfloor because
☐ Wall exterior because
☑ Garage because Stored Goods
☐ Carport because
☑ Out buildings because Stored Goods
☐ Trees, stumps and/or posts because
☑ Fences because Foliage
☐ Garden and landscaping timbers because
☐ Timber retaining walls because
☐ Slab edge, which normally would be exposed because
☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contaiped in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: IN Ground Stations

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: External ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☐.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

H 883096

Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☐ **NO** ☑

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☑ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☑ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

_____

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

_____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☑ **No** ☐

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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H 883096

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)
Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Sohns
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 12 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

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Pad (2/B)

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

H 883098

Client: Noble homes

Re: Structure at: 2/93-95 Soldiers Rd Jannali

Address: SP 49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split-Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☐ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☑ Trees ☐ Stumps ☐

Posts ☑ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☑ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods, Furnishing and Floorcovering

☐ Roof void because Sarking and Insulation

☐ Subfloor because

☑ Wall exterior because Common wall one Side

☑ Garage because Stored Goods

☐ Carport because

☑ Out buildings because Stored Goods

☐ Trees, stumps and/or posts because

☑ Fences because Shed

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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H 883098

1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ if **yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: Increased Stations

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☐. Could not be determined ☑.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

H 883098

Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____
LANSCAPE TIMBERS.

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

_____

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

_____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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H 883098

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)
Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Sohse
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

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Pad (2/B)

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

H 883099

Client: Noble homes

Re: Structure at: 4/93-95 Soldiers RD Jannali

Address: SP49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Storedgoods furnishing and floorcovering

☑ Roof void because Sarking and insulation

☐ Subfloor because

☑ Wall exterior because common wall one side

☑ Garage because Storedgoods

☐ Carport because

☐ Out buildings because

☐ Trees, stumps and/or posts because

☑ Fences because foliage

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: Inground Station

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: External ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☐.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

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Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☑ Other: Posts

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ *[remove]* Timber stored against the building/s ☐ *[remove]* Timber debris around the outside of the building/s ☐ *[remove]* Formwork left in place in subfloor and/or under suspended slabs ☐ *[remove]* Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☑ *[rectify]* Trees, stumps and/or timber posts should be test drilled and monitored ☐ *[see attached proposal if attached]* Timber retaining wall/s should be replaced with non-susceptible materials ☐ *[remove & replace, consult a builder first]* Landscape timbers should be replaced with non-susceptible material ☐ *[remove and replace]* Heavy foliage against the building/s ☐ *[remove]* Timber structures in contact with the soil and are attached to the building/s ☐ *[either remove or fit termite proof stirrups between soil and the timber]* Patios and paths etc attached to the building/s ☑ *[where possible gain access/have regular termite inspections]*

Other: -

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why:

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☑ **No** ☐

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?

No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐

Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Client Copy **Pad 2/B**

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

H 883100

Client: Noble homes Re: Structure at: 5/93-95 Soldiers Rd Jannali

Address: SP49622 State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split-Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☑ Stumps ☐
Posts ☑ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☑ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods, Furnishing and Floor Covering
☑ Roof void because Sarking
☐ Subfloor because
☑ Wall exterior because Common wall one Side
☑ Garage because Stored Goods
☐ Carport because
☐ Out buildings because
☐ Trees, stumps and/or posts because
☑ Fences because Foliage
☐ Garden and landscaping timbers because
☐ Timber retaining walls because
☐ Slab edge, which normally would be exposed because
☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☐ NO ☑ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: Internal Strips

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: External ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☐. Could not be determined ☑

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

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Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☑ Other: Posts

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☑ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: -

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why:

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?

No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐

Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Client Copy

Pad 2/B

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

H 883029

Client: noble homes

Re: Structure at: 6/93-95 Soldiers RD Tamworth

Address: SP49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split-Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☐ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☑ Stumps ☐
Posts ☑ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☑ Other: Deck

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods Furnishing and Floorcovering
☑ Roof void because Insulation / Sarking
☐ Subfloor because
☑ Wall exterior because Common wall one side
☑ Garage because Stored Goods
☐ Carport because
☐ Out buildings because
☐ Trees, stumps and/or posts because
☐ Fences because
☐ Garden and landscaping timbers because
☐ Timber retaining walls because
☐ Slab edge, which normally would be exposed because
☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: INGRAM Station

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☐.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

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Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☐ **NO** ☑

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

_____

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

_____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

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

H 883030

Client: noble homes Re: Structure at: 7/93-95 Soldiers RD Jannali

Address: SP49622 State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☐ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☑ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods, Furnishing And Floor Covering

☑ Roof void because Insulation, Sarking

☐ Subfloor because

☑ Wall exterior because Common Wall one Side

☑ Garage because Stored Goods

☐ Carport because

☐ Out buildings because

☐ Trees, stumps and/or posts because

☐ Fences because

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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H 883030

1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Posts and /or Damage exists.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: IN Ground Station

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☐ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☑.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

H 883030

Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☐ **NO** ☑

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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H 883030

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Client Copy

Pad (2/B)

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

H 883031

Client: Noble homes

Re: Structure at: 8/93-95 Soldiers RD Jannali

Address: SP49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
Posts ☑ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: Deck

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Storage Goods, furnishing And Floor covering
☑ Roof void because Insulation, Sarking
☐ Subfloor because
☑ Wall exterior because Common wall one Side
☑ Garage because Storage Goods
☐ Carport because
☐ Out buildings because
☐ Trees, stumps and/or posts because
☑ Fences because Foliage
☐ Garden and landscaping timbers because
☐ Timber retaining walls because
☐ Slab edge, which normally would be exposed because
☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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H 883031

1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☑ **NO** ☑ **if yes,** the areas were: Bathroom Area

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: In Ground Station

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☐ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☐. Could not be determined ☑.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

H 883031

Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☐ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: Posts Bathroom area.

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: -

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why:

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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H 883031

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Client Copy

Pad 2/B

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

H 883032

Client: Noble homes

Re: Structure at: 9/93-95 Soldiers Rd Jannali

Address: SP49622

State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17-7-19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☑ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods, Furnishing and Floor Covering

☑ Roof void because Insulation, Sarking

☐ Subfloor because

☑ Wall exterior because Common wall one side

☑ Garage because Stored Goods

☐ Carport because

☐ Out buildings because

☐ Trees, stumps and/or posts because

☐ Fences because

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☑ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____

and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ **and/or workings** ☐ **were found mainly in but not necessarily limited to:**

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: In Ground Stations

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☐ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☐.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

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Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☑ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☑ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐

Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

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3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)
Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Client Copy **Pad 2/B**

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

H 883095

Client: Noble homes Re: Structure at: 10/93-95 Soldiers RD Jannali

Address: SP 49622 State: NSW Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 17.7.19 Invoice No:

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☐ Other: Villa

Height: Single Storey ☑ Multistorey ☐ Split-Level ☐ Other:

Building: Cavity Brick ☐ Brick Veneer ☑ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐
Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☑ Timber ☐ Stone ☐ Steel ☐ Other:

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐
Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☑
Posts ☑ Fences ☑ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☑ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

☑ Interior because Stored Goods, furnishings and floorcovering
☑ Roof void because Ducting, Sarking and insulation
☐ Subfloor because
☑ Wall exterior because Stored Goods
☑ Garage because Stored Goods
☐ Carport because
☐ Out buildings because
☐ Trees, stumps and/or posts because
☐ Fences because
☐ Garden and landscaping timbers because
☐ Timber retaining walls because
☐ Slab edge, which normally would be exposed because
☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

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.

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE). dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example: where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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H 883095

1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☑ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐

Other: _____ Comment: _____

Recommendation: 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.

Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☑ NO ☐ Comments: _____

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)

Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐ *Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____ and **have the potential** to cause **No** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ if yes, the areas were: _____

If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☑ **YES** ☐ **NO** If Yes Describe: In Grano Stations

2.7 A durable sign **was** ☐ **was not** ☑ located. If located, the sign was found in **the meter box** ☐ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☐ or a chemical treated zone ☐ or Monitoring and Baiting system ☑ or another management system. Describe: Exterra ☑ has been installed.

If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.

The termite management system: Appears to have been maintained ☐. Does not appear maintained ☑. Could not be determined ☑.

Comment: _____

This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.

Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client.** Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

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H 883095

Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☑ **NO** ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: Landscaping Timbers

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ *[remove]* Timber stored against the building/s ☐ *[remove]* Timber debris around the outside of the building/s ☐ *[remove]* Formwork left in place in subfloor and/or under suspended slabs ☐ *[remove]* Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ *[rectify]* Trees, stumps and/or timber posts should be test drilled and monitored ☑ *[see attached proposal if attached]* Timber retaining wall/s should be replaced with non-susceptible materials ☐ *[remove & replace, consult a builder first]* Landscape timbers should be replaced with non-susceptible material ☐ *[remove and replace]* Heavy foliage against the building/s ☐ *[remove]* Timber structures in contact with the soil and are attached to the building/s ☐ *[either remove or fit termite proof stirrups between soil and the timber]* Patios and paths etc attached to the building/s ☑ *[where possible gain access/have regular termite inspections]*

Other: -

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

2.13 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:
Moderate ☐ **Moderate to High** ☑ **High** ☐ **Extremely High** ☐

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why:

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☐

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?
No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☐ **Yes** ☐
Not able to comment - refer to note top of page 6 ☑

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

Client Copy

H 883095

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☑ **Not applicable** ☐ **Yes** ☐

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

It is strongly recommended that a full Inspection and Report be carried out every 12 **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

The Inspection and Report was carried out by: Daniel Johnson
(Name of Inspector)

State Licence No: 5074106 Insurance Termite Accreditation No: 7132

Dated this 17 day of 7 20 19

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

IMPACT PEST CONTROL
PO BOX 1070
SUTHERLAND NSW 1499
PH: 9576 6088

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.

Impact Pest Control (NSW) Pty Ltd

PO Box 1070, Sutherland NSW 2232 T (02) 9576 6088 F (02) 9576 5091
E impactpc@optusnet.com.au ABN: 87 114 803 486

18th July 2019

Noble Homes International
PO Box 306
HELENSBURGH NSW 2508

Attention: Jodi Farrow

Dear Jodi,

Re: SUMMARY of Termite Inspection Carried out to SP67472
93-95 Soliders Road, Jannali

This letter confirms that a full termite inspection as per AS3660 was carried out to all villas.

NO ACTIVE TERMITES were found at time of this inspection.

Please read each report in its entirety.

Please note: Villa no 3 - were not at home on the day & no access was given.

If you have any questions please do not hesitate to contact the undersigned at your convenience.

Yours faithfully,
IMPACT PEST CONTROL (NSW) P/L

Vicki Sida

noblestrata
Phone: 02-4294 9131

Tax Invoice Levy Notice

NSW Trustee & Guardian
Locked Bag 5115
PARRAMATTA NSW 2124

Invoice No 84724
SP 49622
Reference: **10087412**
Date 14/01/2021
ABN: 80 320 490 454
Page 1 of 1

Notice is hereby given by the owners corporation of **Strata Plan 49622** pursuant to Section 83 (1) of the Strata Schemes Management Act 2015 that the following contributions are due.

Detail	From	To	Levy	GST	Interest	Total Charged	Less Receipts	Amount Due	Due Date
To: Claire Owen									
Re: Lot 6 Unit 6 93-95 Soldiers Road, JANNALI, NSW, 2226									
Brought Forward Charges									
Administrative Fund Levy	01/10/2020	31/12/2020	$345.01	$0.00	$8.42	$353.43	$0.00	$353.43	01/10/2020
Capital Works Fund Levy	01/10/2020	31/12/2020	$212.29	$0.00	$5.17	$217.46	$0.00	$217.46	01/10/2020
Administrative Fund Levy	01/01/2021	31/03/2021	$345.01	$0.00	$0.00	$345.01	$0.00	$345.01	01/01/2021
Capital Works Fund Levy	01/01/2021	31/03/2021	$212.29	$0.00	$0.00	$212.29	$0.00	$212.29	01/01/2021
	Total Brought Forward Charges							$1,128.19	
						Total		$1,128.19	

Section 85 (1) of the Strata Schemes Management Act 2015 provides for interest on unpaid levies to be charged at 10% pa

DEFT PAYMENT SYSTEMS

Noble Homes International Pty Ltd t/a noblestrata

DEFT Reference Number 249592650 10087412

Pay by credit card or registered bank account at www.deft.com.au or call 1300 30 10 90.
Payments by credit card may attract a surcharge.
Payments from your cheque or savings account require registration.
Registration forms are available at www.deft.com.au or call 1800 672 162

Mail Payment

Please detach this payment slip and mail with your cheque to:
DEFT Payment Systems
GPO Box 4690 Sydney NSW 2001
All cheques must be made payable to: Macquarie Bank Ltd
to credit SP: 49622

POST billpay

Please present page intact at any Post Office.
Payments may be made by cash, cheque or EFTPOS.
Please note a $2.75 DEFT processing fee will apply

*442 249592650 10087412

BPAY

Biller Code: 96503
Ref: 249592650 10087412

Telephone & Internet Banking - BPAY ®
Contact your bank or financial institution to make this payment from your cheque,savings, debit or transaction account.
More Info: www.bpay.com.au

Total Due: $1,128.19

Add $2.75 to Total due if paying at Post Office

+249592650 10087412 <

001130940<2+

Noble Homes International Pty Ltd t/a noblestrata
PO Box 306, HELENSBURGH, NSW, 2508
02-4294 9131 02-4294 4131
info@noblestrata.com.au

Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2020 to Jan, 14 2021

noblestrata

Administrative

Revenue

Administrative Fund Levy		$9,887.96
Contribution Adjustment Admin Fund Levy		$11.12
Interest On Levy Arrears		$8.68
Other Income		$330.00
	Revenue	$10,237.76

Expenses

Archiving Records Physical & Electronic		$132.00
General Expenditure		$0.00
Income Tax Return Preparation		$209.00
Lawnmowing		$572.00
Lawnmowing & Gardens		$2,761.00
Cleaning Gutters		$660.00
Management Fees		$1,994.08
Management Fees Additional Services		$199.00
Strata Committee Meeting		$110.00
Electricity Common Power		$378.33
Disbursements		$275.00
	Expenses	$7,290.41

Capital

Opening Balance		$5,972.97
	Capital	$5,972.97
	Total	$8,920.32

Cash Book as at **14/01/2021** **Administrative** **$8,920.32**

Summary **Administrative**	
Cash Book as at 14/01/2021	**$8,920.32**
Add Outstanding Debtors prior to 14-JAN-2021	$1,036.41
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 14-JAN-2021	$0.00
Final Balance as at 14-JAN-2021	**$9,956.73**

Noble Homes International Pty Ltd t/a noblestrata
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02-4294 9131 02-4294 4131
info@noblestrata.com.au

Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2020 to Jan, 14 2021

noblestrata

Capital Works

Revenue

Capital Works Fund Levy		$5,987.07
Interest On Levy Arrears		$3.66
	Revenue	$5,990.73

Expenses

Building Refurbishment		$0.00
Letter Box Repair		$160.00
Locksmith		$220.00
	Expenses	$380.00

Capital

Opening Balance		$10,257.65
	Capital	$10,257.65
	Total	$15,868.38

Cash Book as at **14/01/2021** **Capital Works** **$15,868.38**

Summary	**Capital Works**
Cash Book as at 14/01/2021	**$15,868.38**
Add Outstanding Debtors prior to 14-JAN-2021	$637.71
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 14-JAN-2021	$0.00
Final Balance as at 14-JAN-2021	**$16,506.09**

Noble Homes International Pty Ltd t/a noblestrata
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Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2019 to May, 31 2020

noblestrata

Administrative

Revenue

Administrative Fund Levy		$13,664.54
Interest On Levy Arrears		$5.45
Other Income		$90.00
Bank Fees		-$15.00
	Revenue	$13,744.99

Expenses

Archiving Records Physical & Electronic		$132.00
General Expenditure		$0.00
Income Tax Return Preparation		$64.19
Lawnmowing		$440.00
Insurance Repairs		$1,100.00
Cleaning Gutters		$1,100.00
Management Fees		$3,264.04
Tiling		$180.00
Electrical Replacement		$343.00
Plumbing		$495.00
Gate/Fences		$159.50
Roofing Repairs		$198.00
Electricity Common Power		$512.91
Pest Control		$1,300.00
Gardening		$275.00
Tree Pruning/Removal		$1,540.00
Water Rates		$55.00
Insurance		$8,331.97
General Repairs		$533.50
	Expenses	$20,024.11

Capital

Opening Balance		$12,252.09
	Capital	$12,252.09
	Total	$5,972.97

Cash Book as at **31/05/2020** **Administrative**
$5,972.97

Summary **Administrative**	
Cash Book as at 31/05/2020	**$5,972.97**
Add Outstanding Debtors prior to 31-MAY-2020	$368.47
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 31-MAY-2020	$0.00
Final Balance as at 31-MAY-2020	**$6,341.44**

Noble Homes International Pty Ltd t/a noblestrata
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02-4294 9131 02-4294 4131
info@noblestrata.com.au

Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2019 to May, 31 2020

noblestrata

Capital Works

Revenue

Insurance Claims Received		$3,625.00
Capital Works Fund Levy		$4,483.07
Interest On Levy Arrears		$1.80
Other Income		$1,560.00
	Revenue	$9,669.87

Expenses

Insurance Repairs		$3,025.00
Storm Water Repairs		$330.00
Building Refurbishment		$0.00
Fence Replacement		$5,547.00
Plumbing/Drainage Works		$286.00
Roofing Replacement		$462.00
Capital Works Fund Report		$550.00
	Expenses	$10,200.00

Capital

Opening Balance		$10,787.78
	Capital	$10,787.78
	Total	$10,257.65

Cash Book as at **31/05/2020** **Capital Works**
$10,257.65

Summary	**Capital Works**
Cash Book as at 31/05/2020	**$10,257.65**
Add Outstanding Debtors prior to 31-MAY-2020	$121.82
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 31-MAY-2020	$0.00
Final Balance as at 31-MAY-2020	**$10,379.47**

Noble Homes International Pty Ltd t/a noblestrata
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02-4294 9131 02-4294 4131
info@noblestrata.com.au

Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2018 to May, 31 2019

noblestrata

Administrative

Revenue

Administrative Fund Levy		$6,991.95
	Revenue	$6,991.95

Expenses

Archiving Records Physical & Electronic		$55.00
Lawnmowing		$484.00
Cleaning Gutters		$1,298.00
Management Fees		$1,744.12
Management Fees Additional Services		$98.00
Electricity Common Power		$267.47
Insurance		$5,845.32
Phone,Mobile Phone,Email,Post and Print		$135.60
	Expenses	$9,927.51

Capital

Balance Held at Last Rollover		$15,187.65
	Capital	$15,187.65
	Total	$12,252.09

Cash Book as at **31/05/2019** **Administrative**
$12,252.09

Summary	**Administrative**
Cash Book as at 31/05/2019	**$12,252.09**
Add Outstanding Debtors prior to 31-MAY-2019	$366.96
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 31-MAY-2019	$0.00
Final Balance as at 31-MAY-2019	**$12,619.05**

Noble Homes International Pty Ltd t/a noblestrata
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02-4294 9131 02-4294 4131
info@noblestrata.com.au

Statement of Key Financial Information

SP: 49622 Trust Account

93-95 Soldiers Road, JANNALI, NSW, 2226

Jun, 01 2018 to May, 31 2019

noblestrata

Capital Works

Revenue

Capital Works Fund Levy		$1,650.05
	Revenue	$1,650.05

Expenses

Fence Replacement		$3,120.00
Plumbing		$473.00
Gardening		$2,200.00
	Expenses	$5,793.00

Capital

Balance Held at Last Rollover		$14,930.73
	Capital	$14,930.73
	Total	$10,787.78

Cash Book as at **31/05/2019** **Capital Works** **$10,787.78**

Summary	**Capital Works**
Cash Book as at 31/05/2019	**$10,787.78**
Add Outstanding Debtors prior to 31-MAY-2019	$86.61
Less Lot Owners that have Paid in Advance	$0.00
Less Outstanding Invoices prior to 31-MAY-2019	$0.00
Final Balance as at 31-MAY-2019	**$10,874.39**

Income and Expenditure Statement - S/Plan 49622
93-95 SOLDIERS ROAD, JANNALI, NSW 2226
For the Financial Period 01/06/2016 to 31/05/2017
(Opening Balances as at 01/06/2016)
FINAL

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	$12.93	*$0.00*	*$0.00*
Levy Income	$13,016.04	*$0.00*	*$0.00*
Total Administrative Fund Income	**$13,028.97**	*$0.00*	*$0.00*
Expenses			
Compliance	$91.30	*$100.00*	*$89.10*
Gutter cleaning	$0.00	*$500.00*	*$242.00*
Insurance	$5,006.00	*$4,700.00*	*$4,564.00*
Lawns/Gardens	$918.00	*$1,200.00*	*$1,195.00*
Management Fee	$2,649.96	*$2,650.00*	*$2,600.04*
Pest control	$0.00	*$0.00*	*$286.00*
Petty cash	$0.00	*$100.00*	*$50.00*
Power	$439.43	*$450.00*	*$422.36*
Repairs	$1,217.00	*$1,500.00*	*$1,780.00*
Section 184 certificates	$0.00	*$0.00*	*$0.00*
Trees/Clean Up	$847.00	*$1,500.00*	*$275.00*
sundry/other costs	$0.00	*$218.00*	*$0.00*
tax accounting	$110.00	*$110.00*	*$110.00*
Total Administrative Fund Expenses	**$11,278.69**	*$13,028.00*	*$11,613.50*
Administrative Fund Surplus/Deficit	**$1,750.28**	*$(13,028.00)*	*$(11,613.50)*

Income and Expenditure Statement - S/Plan 49622
93-95 SOLDIERS ROAD, JANNALI, NSW 2226
For the Financial Period 01/06/2016 to 31/05/2017
(Opening Balances as at 01/06/2016)
FINAL

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Bank Interest	$198.44	*$0.00*	*$18.18*
Interest on Overdues	$3.74	*$0.00*	*$0.00*
Levy Income	$3,471.96	*$0.00*	*$0.00*
Total Capital Works Fund Income	**$3,674.14**	*$0.00*	*$18.18*
Expenses			
10 Year Capital Works	$0.00	*$3,472.00*	*$0.00*
Total Capital Works Fund Expenses	**$0.00**	*$3,472.00*	*$0.00*
Capital Works Fund Surplus/Deficit	**$3,674.14**	*$(3,472.00)*	*$18.18*

...e Strata
...ence 27256, 8/11 Gymea Bay Rd
Gymea NSW 2227 Ph 02 9524 3484 Fax 02 9524 4935
ABN: 65248103009

Final Income Statement - Strata Plan 49622
93-95 Soldiers Road JANNALI
For the Financial Period 01/06/14 to 31/05/15 - Prepared on 02/06/15

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdue Levies	9.04	*0.00*	*5.21*
Levy Income	11,384.00	*11,378.00*	*10,920.00*
Total Admin fund income	**11,393.04**	*11,378.00*	*10,925.21*
Expenses			
Cleaning	0.00	*0.00*	*880.00*
Compliance	86.90	*90.00*	*84.70*
Insurance	5,438.00	*5,600.00*	*5,486.00*
Lawns/Gardens	998.00	*1,000.00*	*896.00*
Management Fees	2,550.00	*2,550.00*	*2,550.00*
Petty cash	0.00	*100.00*	*0.00*
Power	433.95	*450.00*	*443.54*
Repairs	236.50	*1,368.00*	*323.20*
tax accounting	110.00	*120.00*	*115.50*
Trees/Clean Up	1,210.00	*100.00*	*990.00*
Utility- Water & Sewerage	0.00	*0.00*	*2.15*
Total Admin fund expenses	**11,063.35**	*11,378.00*	*11,771.09*
Admin Fund Surplus/Deficit	**329.69**	*0.00*	*845.88 DR*

Licence 127256 6 ** Gymea Bay Pd
Gymea NSW 2227 Ph 02 9524 3484 Fax 02 9524 4935
ABN: 65248103009

Final Income Statement - Strata Plan 49622
93-95 Soldiers Road JANNALI
For the Financial Period 01/06/14 to 31/05/15 - Prepared on 02/06/15

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Bank Interest	231.89	*0.00*	*77.58*
Interest on Overdue Levies	2.82	*0.00*	*1.65*
Levy Income	3,472.00	*3,472.00*	*3,472.00*
Total Sinking Fund income	**3,706.71**	*3,472.00*	*3,551.23*
Expenses			
10 Year Sinking	0.00	*3,472.00*	*0.00*
Total Sinking Fund expenses	**0.00**	*3,472.00*	*0.00*
Sinking Fund Surplus/Deficit	**3,706.71**	*0.00*	*3,551.23*

BIV REPORTS PTY LIMITED

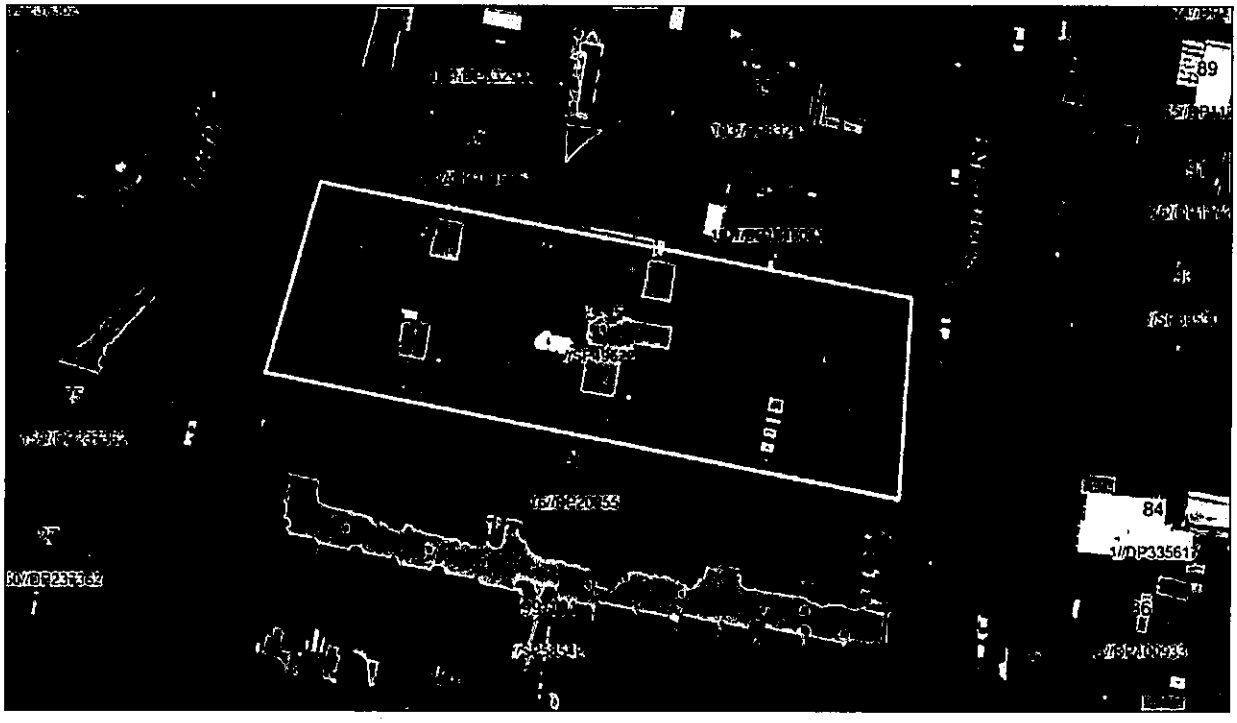
Asbestos Reports · WHS Reports · Building Insurance Valuations · Capital Works Fund Plans

ABN 60 508 188 246

10 YEAR CAPITAL WORKS FUND PLAN

JULY 2019

93-95 SOLDIERS ROAD, JANNALI :: SP49622



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Certified Property Professionals

Fax: 1300 766 180 or 02 9890 2201

Ph: 1300 107 280 or 02 9114 9800

10 Year Capital Works Fund Forecast – Costs Estimates (includes GST)

Capital Works Fund Forecast for:		93-95 Soldiers Road, Jannali			Date commencing:		3 May 2019			Strata Plan:		SP49622	
										Today's date:		11 July 2019	
				End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
Serial	Item	Current Cost Estimate	Approx year required	Escalated amount	May-20	May-21	May-22	May-23	May-24	May-25	May-26	May-27	May-28	May-29
1	**Structure**													
2	Roof	$4,000	10	$8,636										$8,636
3	Long term capital items	$5,000	10	$10,795										$10,795
4	**Appendages**													
5	Child Window Safety Locks													
6	Common prop. lighting	$800	3	$926			$926							
7	Garage doors	$5,000	5	$6,381					$6,381					
8	Timberwork													
9	Elevators & equipment													
10	Guttering & downpipes	$2,500	6	$3,967						$3,967				
11	Common prop. doors													
12	Floor tiles	$1,200	9	$2,399									$2,399	
13	External balustrade	$800	9	$1,599									$1,599	
14	**Inside**													
15	Internal painting													
16	Carpet													
17	Security system													
18	Internal balustrade													
19	**Outside**													
20	External painting	$20,000	7	$34,276							$34,276			
21	Landscaping	$1,350	3	$1,563			$1,563							
22	Fences	$5,500	9	$10,995									$10,995	
23	Retaining walls	$10,000	4	$12,155				$12,155						
24	Sealing concrete areas (1)													
25	Sealing concrete areas (2)													
26	Trip hazards	$500	1	$525	$525									
27	Storm water drains	$2,500	8	$4,627								$4,627		
28	Pavers	$1,600	6	$2,539						$2,539				
29	Driveway	$10,000	2	$11,025		$11,025								
30	Signage	$500	7	$857							$857			
31	Tree trimming	$1,200	3	$1,389			$1,389							
	Total Estimate (rounded)	**$72,450**		**$114,654**	**$525**	**$11,025**	**$3,878**	**$12,155**	**$6,381**	**$6,506**	**$35,133**	**$4,627**	**$14,993**	**$19,430**

10 Year Capital Works Fund Forecast – Reasoning for Costs Estimates (includes GST)

Capital Works Fund Forecast for:	93-95 Soldiers Road, Jannali	Date commencing:	3 May 2019	Strata Plan:	SP49622
				Today's date:	11 July 2019

Serial	Item	Current Cost Estimate	Approx year required	Comments (Allowance for)
1	**Structure**			
2	Roof	$4,000	10	Contribution towards the renewal of the roof
3	Long term capital items	$5,000	10	Contribution towards the replacement of the long term capital items
4	**Appendages**			
5	Child Window Safety Locks			
6	Common prop. lighting	$800	3	Allowance for the replacement of the common prop. lighting
7	Garage doors	$5,000	5	Contribution towards the renewal of the garage doors
8	Timberwork			
9	Elevators & equipment			
10	Guttering & downpipes	$2,500	6	Contribution towards the repair of the guttering & downpipes
11	Common prop. doors			
12	Floor tiles	$1,200	9	Contribution towards the renewal of the floor tiles
13	External balustrade	$800	9	Contribution towards the renewal of the external balustrade
14	**Inside**			
15	Internal painting			
16	Carpet			
17	Security system			
18	Internal balustrade			
19	**Outside**			
20	External painting	$20,000	7	Contribution towards the renewal of the external painting
21	Landscaping	$1,350	3	Allowance for the renewal of the landscaping
22	Fences	$5,500	9	Contribution towards the renewal of the fences
23	Retaining walls	$10,000	4	Contribution towards the repair of the retaining walls
24	Sealing concrete areas (1)			
25	Sealing concrete areas (2)			
26	Trip hazards	$500	1	Removal of any trip hazards
27	Storm water drains	$2,500	8	Contribution towards the repair of the storm water drains
28	Pavers	$1,600	6	Contribution towards the replacement of the pavers
29	Driveway	$10,000	2	Contribution towards the repair of the driveway
30	Signage	$500	7	Allowance for signage
31	Tree trimming	$1,200	3	Allowance for tree trimming
	Total Estimate (rounded)	**$72,450**		

End of Year	Year Ending	Recommended Capital Works Fund Payment	Annual % change in Capital Works Fund Payment	Adjustm't to Capital Works Fund Payment (increase/ decrease)	CW/Fund Balance + Interest + Annual CW/Fund Payment	Costs in each year refer to the table above (page 3)	Capital Works Fund Balance	Interest on the Capital Works Fund Balance
A	B	C	D	E	F	G	H	I
					H+I+C		F-G	2.75%
							$9,816	$270
1	May-20	$8,252			$18,339	$525	$17,814	$490
2	May-21	$8,665	5.00%		$26,968	$11,025	$15,943	$438
3	May-22	$9,098	5.00%		$25,480	$3,878	$21,602	$594
4	May-23	$9,553	5.00%		$31,750	$12,155	$19,594	$539
5	May-24	$10,031	5.00%		$30,164	$6,381	$23,783	$654
6	May-25	$10,532	5.00%		$34,969	$6,506	$28,463	$783
7	May-26	$11,059	5.00%		$40,305	$35,133	$5,171	$142
8	May-27	$11,612	5.00%		$16,926	$4,627	$12,298	$338
9	May-28	$12,193	5.00%		$24,829	$14,993	$9,837	$271
10	May-29	$12,802	5.00%		$22,909	$19,430	$3,479	$96
11	May-30	$13,442	5.00%		$17,017		$17,017	$468

Note: some figures may be rounded

Assumptions	
Base Annual Capital Works Fund contribution for Capital Items	$11,352
Buffer (or adjustment to the base annual contribution)	-$3,100
Recommended Annual Capital Works Fund Contribution (After Buffer)	$8,252
Current Annual Capital Works Fund contribution (as instructed)	$4,518
Current Capital Works Fund Balance (as instructed)	$9,816
Annual Capital Works Fund Payment increase rate	5.00%
Adopted Investment Rate after tax	2.75%

The above table represents our Recommendation of the Annual Capital Works Fund Payments for the next 11 years. Column F includes the Capital Works Fund Balance as at the end of the previous year plus any interest earned plus the Recommended Capital Works Fund Payment for the current year. Column C (Recommended Capital Works Fund Payment) may include Extra Costs Payments (positive adjustment) or reductions in the Recommended Capital Works Fund Payment (negative adjustment) to ensure that the Capital Works Fund Balance remains positive in each year.

MINUTES OF THE ANNUAL GENERAL MEETING

of the Owners of Strata Plan 49622 held on 18/06/2020 at 1/93-95 Soldiers Rd, Jannali commencing at 7.00 PM

PRESENT:	M.Small-1, V.Smyth-2, R.McGrath & M.Inskip-3, M.Stupalsky-4, M.Levingston-8, S.Matheson-9 & S.Dhummi-10
IN ATTENDANCE:	Glenn Goodacre
PROXIES:	Nil
CHAIRPERSON:	Glenn Goodacre
MINUTES:	Minutes of the last general meeting held were adopted.
ACCOUNTS:	Resolved that the financial statement be adopted.
STRATA COMMITTEE:	Resolved that there be three committee members being, V.Smyth-2, M.Stupalsky-4 & S.Matheson-9
RESTRICTED MATTERS:	Resolved that there be no restricted matters.
AUDITOR:	Resolved that an Auditor not be appointed.
INSURANCE:	Resolved that the current insurances be confirmed.
COMMISSIONS/TRAINING REPORT:	Resolved that the commissions and training report be received.
SAFETY AUDIT:	Resolved that the Owners Corporation not retain a competent person to carry out a work health and safety ("WHS") audit of the common property and prepare a suitable WHS report in order to assist the Owners Corporation comply with its obligations under WHS legislation.
BUDGET:	Resolved that the draft budget be adopted as estimates of the amounts that will need to be credited to the Administrative and Capital Works funds pursuant to section 79 of the *Strata Schemes Management Act 2015*, and that contributions be payable by four (4) equal quarterly instalments on the **1st July, October 2020 & January, April 2021.** Administrative Fund $ 14,082 Capital Works Fund $ 8,665 Budget Change: No Change from proposed budget.
LEVY ARREARS POLICY:	Resolved that the owners corporation adopt the following policy for the recovery of levy arrears: An unpaid levy becomes overdue and incurs interest at the rate of 10% simple interest a year if not paid within 1 month after it is due, in accordance with Sec 85(1) of the *SSMA 2015*. Unpaid levies, including interest, can be recovered by the owners corporation as a debt in court, in accordance with Sec 86 of the *SSMA 2015*. If a levy is overdue by more than 1 month a reminder letter will be sent to the indebted lot owner. If a levy is overdue by more than 2 months a final demand notice will be sent to the indebted lot owner. The costs associated with preparing and sending these letters are recovered from the indebted lot owner. Where a levy is overdue by more than two months the managing agent will generally give instructions to a solicitor to commence legal proceedings to collect the overdue amount. Such proceedings may include demands, court, tribunal or other proceedings, judgement, writs, garnishee orders and bankruptcy notices. Administrative and legal expenses incurred in this process can be considerable and are recoverable from the indebted lot owner.

TERMITE INSPECTION:

Resolved that the Owners Corporation not have a termite inspection carried out.

MOTION 11 0 LOT 10 WORKS:

SPECIALLY RESOLVED pursuant to section 108 of the *Strata Schemes Management Act 2015* that the owner of Lot 10 be authorised to add to and alter the common property by carrying out the works described in Special By-Law No. 2 – Bathroom Renovations (Lot 10), on the conditions of that by-law, including the condition that the owner is responsible for the ongoing maintenance, repair, renewal and replacement of the works and the common property occupied by the works.

MOTION 12 – SPECIAL BY-LAW REGISTRATION:

SPECIALLY RESOLVED pursuant to sections 141 and 143 of the *Strata Schemes Management Act 2015* that an additional by-law be made, Special By-Law No. 2 – Bathroom Renovations (Lot 10), and that notification of the by-law be lodged for registration at NSW Land Registry Services.

MOTION 13-LOT 10 DOORS:

Resolved that the Owners Corporation approve the replacement of the doors leading to the rear courtyard of Lot 10 with bi-fold doors.

AGENCY AGREEMENT:

Resolved that the Owners Corporation appoint Noble Homes International Pty Ltd, t/a Noble Strata, as the Strata Managing Agent in accordance with section 49(1) of the Strata Schemes Management Act, 2015 (Act), and that:

(a) the Owners Corporation delegate to the Agent all of the functions of:
    (i) the Owners Corporation (other than those listed in section 52(2) of the Act); and
    (ii) its chairperson, treasurer, secretary, and executive committee,

    necessary to enable the Agent to carry out the *'agreed services'* and the *'additional services'* as defined in the written agreement, a copy of which is attached to the notice of this meeting (Agreement);

(b) the Owners Corporation execute the Agreement to give effect to this appointment and delegation; and

(c) authority be given for the common seal of the Owners Corporation to be affixed to the Agreement by two (2) owners or two (2) members of the strata committee, being M.Stupalsky & S.Matheson.

GENERAL BUSINESS:

1. V.Smyth-2 to meet with gardener to discuss the maintenance, weeding and spraying of weeds and how to best keep this area maintained.

2. The owners will discuss painting options at the next AGM.

Meeting closed 7.45 PM

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Level 29, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
PO Box 6542 Norwest NSW 2153
Tel: 1300 880 494
E-mail: crmstrata@crmbrokers.com.au

SCHEDULE OF COVER
Strata Plan Residential
Our Reference 19030136

INSURED

Strata Plan 49622

DESCRIPTION OF OPERATIONS

Residential Strata Insurance

PERIOD OF INSURANCE

29/04/20 to 29/04/21 At 4pm Local Time

PROPERTY INSURED

93-95 Soldiers Road, Jannali NSW 2226

PERILS INSURED

CONFIRMATION OF INSURANCE

POLICY 1	INSURED PROPERTY (Building)	$	4,935,405
	Loss of Rent/Temp Accommodation (15.0%)	$	740,310
	INSURED PROPERTY (Common Area Contents)	$	49,354
	Flood		SELECTED
	Paint Cover		INCLUDED
POLICY 2	PUBLIC OR LEGAL LIABILITY	$	30,000,000
POLICY 3	VOLUNTARY WORKERS		$200,000/2,000
POLICY 4	WORKERS COMPENSATION (NSW, ACT, TAS & WA ONLY)		NOT SELECTED
POLICY 5	FIDELITY GUARANTEE	$	250,000
POLICY 6	OFFICE BEARERS LIABILITY	$	5,000,000
POLICY 7	MACHINERY BREAKDOWN		NOT SELECTED
	Loss of Rent/Temp Accommodation (20%)		NOT SELECTED
POLICY 8	CATASTROPHE INSURANCE (Insured Property)	$	740,310
	Extended cover - Rent/Temp Accommodation (15%)	$	111,046
	Escalation in Cost of Temp Accommodation (5%)	$	37,015
	Cost of Storage and Evacuation (5%)	$	37,015
POLICY 9	Government Audit Costs	$	25,000
	Appeal Expenses - common property health and safety breaches	$	100,000
	Legal Defence Expenses	$	50,000
POLICY 10	LOT OWNER'S FIXTURES AND IMPROVEMENTS (per lot)	$	250,000

IMPORTANT INFORMATION
IF WAGES PAID BY THE STRATA PLAN ARE GREATER THAN $7,500 CAN YOU PLEASE CONFIRM TO OUR OFFICE ASAP AND WE WILL ARRANGE COVER FOR WORKERS COMPENSATION POLICY

SUM INSURED

Refer to Perils Insured

EXCESS

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Level 29, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
PO Box 6542 Norwest NSW 2153
Tel: 1300 880 494
E-mail: crmstrata@crmbrokers.com.au

Policy 1. Insured Property
Standard: $500
Other excesses payable are shown in the Policy Wording.

Policy 9.
Excess: Legal Defence Expenses $1,000

GEOGRAPHIC LIMITS

93-95 Soldiers Road, Jannali NSW 2226

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy. Please note that the policy defined above is subject to the receipt of the Proposal Declaration and acceptance by the Insurer (if not already completed and accepted), and subject to the full receipt and clearance of the total premium payable by the Insured. It is hereby understood and agreed that Confirmation of Insurance issued by CRM Brokers may be issued without notification to Insurers.

POLICY WORDING

CHU Residential Strata Policy Wording QM562_0619

INSURER	PER CENT	POLICY NO.
QBE Insurance (Australia) Limited	100.0000%	HU0021688

SPECIAL NOTE

This memorandum is prepared as a summary of the insurance policy. It is not a complete description of all the policy's terms, conditions and exclusions.

In determining a claim, or questions with regard thereto, the provisions of the policy will prevail.

-oo0oo-

BOX 47V
(AQ380633)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE	
CP/SP49622	
EDITION	DATE OF ISSUE
3	9/9/2020
CERTIFICATE AUTHENTICATION CODE	
3C3S-CW-SWFS	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 49622 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT JANNALI.
LOCAL GOVERNMENT AREA: SUTHERLAND SHIRE.
PARISH OF SUTHERLAND COUNTY OF CUMBERLAND
TITLE DIAGRAM: SHEET 1 SP49622

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 49622
ADDRESS FOR SERVICE OF NOTICES:
93-95 SOLDIERS ROAD
JANNALI 2226

SECOND SCHEDULE
---
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. D494016 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3. D774744 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4. DP848774 DRAINAGE EASEMENT 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. SP49622 RESTRICTION(S) ON THE USE OF LAND
6. AM529495 INITIAL PERIOD EXPIRED
7. AQ380633 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 49622

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	107	2	99	3	99	4	99
5	96	6	98	7	99	8	98
9	98	10	107				

**** END OF CERTIFICATE ****

Form: 15CH
Release: 2.3

CONSOLIDATION/ CHANGE OF BY-LAWS

New South Wales
Strata Schemes Management Act ____
Real Property Act 1900

AQ380633G

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE

For the common property
CP/SP49622

(B) LODGED BY

Document Collection Box 47V

Name: H M ALLEN & CO – 123012E
DX 437 SYDNEY Phone: 9199-1022 Mobile: 0438 413 927
admin@hmallen.com.au

Customer Account Number

Reference JSM.36268

CODE CH

(C) The Owner-Strata Plan No. 49622 certify that a special resolution was passed on 18/6/2020

(D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows –

(E) Repealed by-law No. NOT APPLICABLE
Added by-law No. Special By-Law 2
Amended by-law No. NOT APPLICABLE
as fully set out below :

See Annexure "A" attached hereto.

COMMON SEAL - THE PROPRIETORS STRATA PLAN 49622

(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure "A"

(G) The seal of The Owners-Strata Plan No. 49622 was affixed on 26th August 2020 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature :
Name : Glenn Woodacre
Authority : Strata Manager

Signature :
Name :
Authority :

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
2007

JS MUELLER & CO
LAWYERS

STRATA PLAN NO. 49622

CONSOLIDATION OF BY-LAWS

ANNEXURE "A"

The seal of The Owners - Strata Plan No. 49622 was affixed on 26th August 2020 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: .....

Name(s): Glenn Goodacre

Authority: Strata Manager

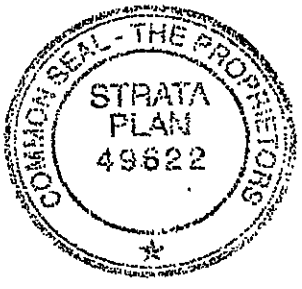

TABLE OF CONTENTS

Strata Schemes Management Regulation 2016

Schedule 2 Model By-laws for pre-1996 strata schemes

1 Noise

An owner or occupier of a lot must not create any noise on the parcel likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

Note.
This by-law was previously by-law 12 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 13 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

2 Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the owners corporation.

Note.

This by-law was previously by-law 13 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 14 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

3 Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person.

Note.
This by-law was previously by-law 14 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 15 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

4 Damage to lawns and plants on common property

An owner or occupier of a lot must not:

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
(b) use for his or her own purposes as a garden any portion of the common property.

Note.
This by-law was previously by-law 15 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 16 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

5 Damage to common property

(1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the approval in writing of the owners corporation.

(2) An approval given by the owners corporation under clause (1) cannot authorise any additions to the common property.

(3) This by-law does not prevent an owner or person authorised by an owner from installing:

(a) any locking or other safety device for protection of the owner's lot against intruders, or

(b) any screen or other device to prevent entry of animals or insects on the lot, or

(c) any structure or device to prevent harm to children.

(4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.

(5) Despite section 106 of the *Strata Schemes Management Act 2015*, the owner of a lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot.

Note.
This by-law was previously by-law 16 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 17 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

6 Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

Note.
This by-law was previously by-law 17 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 18 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

7 Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

Note.
This by-law was previously by-law 18 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 19 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

8 Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

Note.
This by-law was previously by-law 19 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 20 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

9 Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using the common property.

Note.
This by-law was previously by-law 20 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 21 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

10 Drying of laundry items

An owner or occupier of a lot must not, except with the consent in writing of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

Note.
This by-law was previously by-law 21 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 22 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

11 Cleaning windows and doors

An owner or occupier of a lot must keep clean all glass in windows and all doors on the boundary of the lot, including so much as is common property.

Note.
This by-law was previously by-law 22 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 23 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

12 Storage of inflammable liquids and other substances and materials

(1) An owner or occupier of a lot must not, except with the approval in writing of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

(2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Note.
This by-law was previously by-law 23 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 24 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

13 Moving furniture and other objects on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless sufficient notice has first been given to the strata committee so as to enable the strata committee to arrange for its nominee to be present at the time when the owner or occupier does so.

Note.
This by-law was previously by-law 24 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 25 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

14 Floor coverings

(1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.

(2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

Note.
This by-law was previously by-law 25 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 26 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

15 Garbage disposal

An owner or occupier of a lot:

(a) must maintain within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and adequately covered a receptacle for garbage, and

(b) must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained, and

(c) for the purpose of having the garbage collected, must place the receptacle within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage is normally collected, and

(d) when the garbage has been collected, must promptly return the receptacle to the lot or other area referred to in paragraph (a), and

(e) must not place anything in the receptacle of the owner or occupier of any other lot except with the permission of that owner or occupier, and

(f) must promptly remove any thing which the owner, occupier or garbage collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

Note.
This by-law was previously by-law 26 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 27 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

16 Keeping of animals

(1) Subject to section 157 of the *Strata Schemes Management Act 2015*, an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or the common property.

(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

Note.
This by-law was previously by-law 27 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 28 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

17 Appearance of lot

(1) The owner or occupier of a lot must not, without the written consent of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

(2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

Note:
This by-law was previously by-law 29 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 30 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

18 Notice board

An owners corporation must cause a notice board to be affixed to some part of the common property.

Note.
This by-law was previously by-law 3 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 3 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

19 Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

ADDITIONAL BY-LAWS

Special By-Law 1 (Dealing AM529495)

The duly elected committee for the strata scheme is approved to decide all minor renovation work by lot owners as listed in the strata schemes management act 2015 and any amendments thereof.

Special By-Law 2 – Bathroom Renovations (Lot 10) (Added)

1. Introduction

This by-law gives the owner of lot 10 special privileges to carry out and retain works on the lot and common property and exclusive use and enjoyment of the common property occupied by the works on certain conditions.

2. Definitions

In this by-law:

"**lot**" means lot 10 in Strata Plan No. 49622,

"**owner**" means the owner for the time being of the lot (being the current owner and all successors),

"**works**" means the alterations and additions to the lot and the adjacent common property generally involving renovations to the bathroom of the lot and including:

- removing the existing fixtures, fittings and accessories,
- removing the existing floor and wall tiles,
- reconfiguring existing or installing new plumbing and electrical cables to service the new fixtures and fittings,
- waterproofing wet areas,
- tiling the walls to ceiling height and the floor,
- installing new fixtures, fittings and accessories including vanity, basin and mixer, mirror, shower screen, shower rail and mixer, towel rail, toilet suite and toilet roll holder.

3. Works Authorisation, Special Privileges & Exclusive Use Rights

The owners corporation:

(a) authorises the works,

(b) confers on the owner special privileges in respect of the common property to be occupied by the works to permit the works to remain on that common property, and

(c) grants the owner a right of exclusive use and enjoyment of the common property to be occupied by the works,

upon and subject to the conditions set out in this by-law.

4. The Conditions

4.1. Before the Works

(a) Planning Approvals

Before commencing the works, the owner must, if required by law, obtain a complying development certificate for the works, or development consent for the works from the Local Council, under the *Environmental Planning and Assessment Act 1979* and give the owners corporation a complete copy of the certificate or consent including all conditions of consent.

(b) Insurance Certificate

Before commencing the works, the owner must give the owners corporation a copy of a certificate of currency for the all-risk insurance policy of the contractor to be engaged on the works which must include evidence of public liability cover of not less than $10,000,000.00 in respect of any claim and note the interests of the owners corporation and a certificate of insurance evidencing any home building compensation fund insurance for the works that is required under and complies with the Home Building Act 1989.

(c) Costs of this By-Law

Before commencing the works, the owner must pay all reasonable costs of the owners corporation incurred in connection with the preparation, reviewing, passing and registration of this by-law. The owners corporation may refuse to execute any document relating to the registration of this by-law until such time as those costs are paid by the owner.

4.2. During the Works

(a) Quality of the Works

The works must be carried out in a proper and workmanlike manner utilising only first quality materials which are good and suitable for the purpose for which they are used.

(b) Licensed Contractors

All contractors engaged on the works must be appropriately qualified and licensed under the *Home Building Act 1989.*

(c) Specifications for the Works

The owner must ensure that the works are carried out and completed in accordance with any plans and specifications for them. In all other respects but subject to any statutes, by-laws, regulations, rules or other laws to the contrary, the works must comply with the Building Code of Australia and any applicable Australian Standard. In the event that there is a conflict the Building Code of Australia shall be applied.

(d) Time for Completion of the Works

The owner must ensure that the works are done with due diligence and within a reasonable time from the date of commencement.

(e) Work Hours

The owner must ensure that the works are only carried out between the hours permitted by the Local Council or, if the Council does not prescribe any work times, between 8.00am – 5.00pm on Monday – Friday.

(f) Noise and Disturbance

The owner must ensure that minimum disturbance is caused to the common property during the works and that the works do not generate any noise that is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

(g) Location of the Works

The works must be installed entirely on the lot and the common property adjacent to that lot and must not encroach upon any other part of the common property or any other lot.

(h) Transportation of Construction Equipment

The owner must ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the owners corporation.

(i) Debris

The owner must ensure that any debris associated with the works is removed daily and strictly in accordance with any reasonable directions given by the owners corporation.

(j) Protection of Building

The owner must protect the common property that is affected by the works from damage, dirt, dust and debris and ensure that any such common property, especially the floors and walls leading to the lot, is protected from damage when construction materials, equipment and debris are transported over it.

(k) Daily Cleaning

The owner must clean any part of the common property affected by the works on a daily basis and keep all of that common property clean, neat and tidy during the works.

(l) Storage of Building Materials on Common Property

The owner must make sure that no building materials are stored on the common property.

(m) Times for Operation of Noisy Equipment

The owner must make sure that at least 24 hours prior notice is given to the owners corporation before using any percussion tools and noisy equipment such as jack hammers or tile cutters by placing a notice on or in a conspicuous place near the entrance door to the building.

(n) Vehicles

The owner must ensure that no contractor's vehicles obstruct the common property other than on a temporary and non-recurring basis when delivering or removing materials or equipment and then only for such time as is reasonably necessary.

(o) Right of Access

The owner must give the owners corporation's nominated representatives access to inspect the works within 48 hours of any request by the owners corporation.

(p) Cost of the Works

The owner must pay all costs associated with the works.

4.3. After the Works

(a) Completion Notice

As soon as practicable after completion of the works, the owner must notify the owners corporation in writing that the works have been completed.

(b) Restoration of Common Property

As soon as practicable after completion of the works, the owner must restore all other parts of the common property affected by the works as nearly as possible to the state they were in immediately before the works.

4.4. Enduring Obligations

(a) Maintenance of the Works

The owner must, at the owner's own cost, properly maintain the works and keep them in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings, comprised in the works.

(b) Maintenance of the Common Property

The owner must, at the owner's own cost, properly maintain the common property occupied by the works and keep that common property in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in that common property.

(c) Repair of Damage

The owner must, at the owner's own cost, make good any damage to the common property or another lot caused as a result of the works no matter when such damage may become evident.

(d) Appearance of the Works

Except to the extent that this by-law may otherwise provide, the works must have an appearance which is in keeping with the appearance of the rest of the building.

(e) Indemnity

The owner will indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of the works, the altered state, condition or use of the common property arising from the works or any breach of this by-law.

(f) Compliance with all Laws

The owner must comply with all statutes, by-laws, regulations, rules and other laws for the time being in force and which are applicable to the works (for example, the conditions of Local Council's development consent to the works).

5. Breach of this By-Law

(a) If the owner breaches any condition of this by-law and fails to rectify that breach within 30 days of service of a written notice from the owners corporation requiring rectification of that breach, then the owners corporation may:

(i) rectify that breach,

(ii) enter on any part of the strata scheme including the lot, by its agents, employees or contractors, in accordance with the *Strata Schemes Management Act 2015* for the purpose of rectifying that breach, and

(iii) recover as a debt due from the owner the costs of the rectification and the expenses of the owners corporation incurred in recovering those costs.

(b) Nothing in this clause restricts the rights of or the remedies available to the owners corporation as a consequence of a breach of this by-law.

The seal of The Owners - Strata Plan No. 49622 was affixed on 26th August 2020 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: .....

Name(s): Glen Goodacre .....

Authority: Strata Manager .....

COMMON SEAL - THE PROPRIETORS STRATA PLAN 49622