

# Adelaide Building & Property Inspections Pty Ltd

KENSINGTON PARK SA 5068



Mobile: 0412-391-663

Email: vince@abpinspections.com.au

ABN: 63 130 293 089

## Residential

Date of inspection: Thursday, 17 November 2022 12:45 PM

# Per-purchase Inspection Report

Prepared within the limitations and conditions specified in  
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings - Appendix C



Property address	22 Yeltana Avenue WATTLE PARK SA 5066
Report prepared for	Paul McGrath ADELAIDE SA 5000
Client's contact details	Mobile 0413 001 211 paulmcgrath@mcgrathgroup.com.au
Real estate agent's details	Name Paul Company McGrath Real Estate
Type of inspection report	Standard Inspection, Defect Only
Persons present	Vendor, Tenant
Weather conditions	Fine
Inspector	Vince Luppino, Bulding Inspector Building Work Contractor BLD 57644

# Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation and sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

## **ASBESTOS:**

No inspection or testing for asbestos was done and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

## **MOULD:**

No inspection for mould was done and no report on the presence or absence of mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

## **COSTING ADVICE:**

Australian Standard AS 4349.1 - 2007 excludes provision of costing advice. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

## **DISPUTE/CLAIM PROCEDURE:**

To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 30 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

## **THIRD PARTIES:**

We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

# Inspection Agreement

## Pre-purchase Standard Inspection

### Individual Title Property

#### Requirement for Inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

#### Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

#### Access limitations

Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

#### DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder placed on the ground

#### NOTES:

Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

#### Conditions

An inspection report may be conditional on,  
Prevailing weather conditions or recent occupancy and use of services that might affect observations.  
Information provided by the vendor or the real agent.  
Deliberate concealment of the defects.  
Areas that access is not provided or could be locked.

## **Scope of inspection**

### **What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007**

Parts of a building that are under construction

The inspection is not intended to include rigorous assessment of all building elements in a property

Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures

Defects not apparent due to being not occupied over a period of time.

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

Unauthorized building work or of work not compliant with building regulations.

Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

Estimation of the cost of rectification of specific defects.

### **What is not reported on - specifics exclusions of the Australian Standard 4349.1 - 2007**

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g. allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, incinerators, soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters eg. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

### **What is reported on - specifics inclusions of the Australian Standard 4349.1 - 2007**

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

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

The following areas shall be inspected where applicable:

The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; en suite, laundry, stairs and damp problems

The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades

The roof exterior: roof (including tiles, shingles and slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges

The roof space: roof covering; roof framing; sarking, party walls and insulation

The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors.

The property within 30m of the house and within the boundaries of the site: car accommodation detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high) paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

Agreement Accepted via E-mail

Vince Luppino

Paul McGrath

# Building Construction & General Access Limitations

## Construction-Original House

Year Built	1968 (Approximate) Estimated from style of building
Number of Stories	1
Type of Building	Freestanding House
Footings	Concrete strip footings
Flooring	Strip timber
Wall Framing	
External Walling	Non-articulated masonry (control joints not included in the wall)
Internal Walling	Plastered masonry
Windows	Timber framed, Aluminium framed
Roof Framing	Conventional timber framing
Roof Cladding	Clay roof tiles

## General Access Limitations

### Roof Void

- Air conditioning ductwork

### Under Floor

- Underfloor access not found
- Floor coverings

# Explanation of codes used in the inspection report

## Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

## Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

## Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

# Defects recorded during inspection

## Interior - Entry

Cornice

Cornice gapped

Minor Defect

Type: A

*Cornice has gapped from the ceiling surface, which is common and relates to minor movement and requires refilling and repainting. (Painter)*



## Interior - Passage

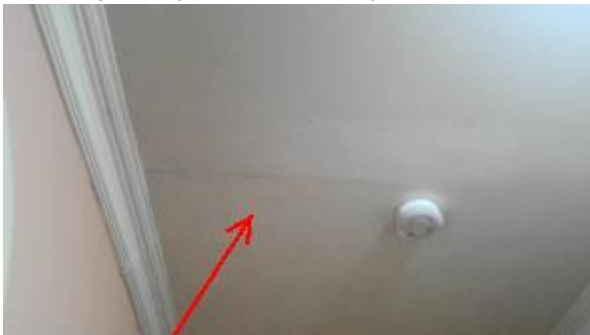
Ceilings

Cracked ceiling

Minor Defect

Type: A

*Ceiling has split on two sheet joins which is common and requires filling and repainting. (Painter)*





Wall

Cracking

Further Investigation Type: A

*Cracking has occurred in the masonry wall, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)*



### Interior - Lounge

Wall

Cracking

Further Investigation Type: A

*Cracking has occurred in the masonry wall adjacent the arched opening, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)*



### Interior - Bedroom 1

Cornice

Damaged cornice

Minor Defect

Type: A

*Cornice has cracked and requires filling and repainting. (Painter)*



Wall

Cracking

Further Investigation Type: A

*Cracking has occurred in the masonry wall adjacent to the door, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)*



Windows

Decayed frames and sashes

Minor Defect

Type: A

*Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)*



### Interior - Ensuite bathroom

Ceilings

Paint flaking

Minor Defect

Type: A

*Paint has flaked from the ceiling, which requires all the loose paint to be scraped off, and the ceiling cleaned, filled and repainted. (Painter)*



Wall

Wallpaper peeling

Minor Defect

Type: A

*Wall paper has peeled from the wall surface and should be removed and the walls repainted. (Painter)*



Floors

Surface damage

Further Investigation Type: A

*Terrazzo floor has cracked and requires repairing. (Concreter)*



## Interior - Bedroom 2

Ceilings

Cracked ceiling

Minor Defect

Type: A

*Fibrous plaster ceiling is typically prone to sagging and cracking and very common for the age of the this building, and may require re-fixing, filling and repainting. (Painter)*



Cornice

Damaged cornice

Minor Defect

Type: A

*Cornice has cracked and requires filling and repainting. (Painter)*



Wall

Dampness damage

Further Investigation Type: C

*High level dampness and minor damage was detected in the lower section of the wall surface, which is common to walls directly adjacent the bathroom particularly when the shower area has been leaking. Once the shower has been repaired and the wall surface should dry out and will only require repairing and repainting. (Plasterer and Painter)*



Light switch and light fitting

Light not working

Further Investigation Type: E

*Light was not working at the time of the inspection. (Electrician)*



### Interior - Bathroom

Ceilings

Paint flaking

Minor Defect

Type: A

*Paint has flaked from the ceiling, which requires all the loose paint to be scraped off, and the ceiling cleaned, filled and repainted. (Painter)*



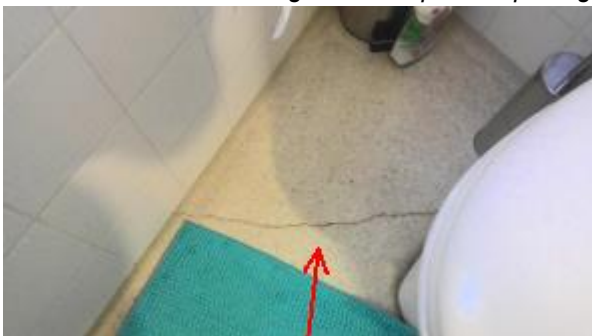
Floors

Surface damage

Minor Defect

Type: A

*Terrazzo floor is damaged and requires repairing. (Concreter)*



## Interior - Laundry

Laundry taps

Leaking outlet

Minor Defect

Type: A

*Laundry outlet is leaking and requires replacing. (Plumber)*



## Interior - Dine

Ceilings

Water staining

Further Investigation Type: A

*Water staining is visible in the ceiling, which should be monitored for a possible leak although it appears that the leak may have occurred sometime ago, and when tested there was no moisture present in the ceiling, and requires to be stained sealed and repainted. (Painter)*



Cornice

Cornice gapped

Minor Defect

Type: A

*Cornice has gapped from the ceiling surface, which is common and relates to minor movement and requires refilling and repainting. (Painter)*



### Exterior - Front Elevation

Walls

Cracking

Further Investigation Type: A

*Cracking has occurred in the wall surface is related to wall and foundation movement, which is also common for the age and construction of the building. The cracking has developed over many years, and now has become an inherent weakness in the wall. The wall will continue to crack at this location and will require continue repairing. (Engineer and Bricklayer)*



## Exterior - Rear Elevation

Windows                      Deteriorated window frames and sashes                      Minor Defect                      Type: A

*Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)*



Patio or verandah                      Damaged timber frame                      Minor Defect                      Type: A

*Timber windows on the verandah have moved and decayed and require replacing. (Carpenter)*





## Exterior - Plumbing and Electrical

Plumbing

Gas heater

Minor Defect

Type: A

*Gas heater is not working (Gas technician)*



Air conditioner

Air conditioner not working

Further Investigation Type: F

*Evaporative air conditioning unit not working at the time of the inspection. (Air conditioning technician)*



## Exterior - South Elevation

Windows

Deteriorated window frames and sashes

Major Defect

Type: A

*Window frames and sashes deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)*



### Exterior - North Elevation

Windows                      Deteriorated window frames and sashes                      Minor Defect                      Type: A

*Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)*



### Roof - Roof Exterior

Barge                      Decayed barge                      Minor Defect                      Type: A

*The timber barge has decayed and require replacing. (Carpenter)*



Fascias

Decayed fascia

Minor Defect

Type: A

*Fascia has decayed from the leaking gutters and requires replacing / repairing. (Carpenter)*



Roof tiles

Clay roof tiles fretting

Minor Defect

Type: A



Roof iron

Insufficient pitch for corrugated roof iron

Further Investigation

Type: F

*Roof pitch (or slope) is not appropriate for the use of corrugated iron roof sheets and requires the use of steel decking sheets specifically designed for flat roofs. (Roof plumber)*



## Site - Site Management

Garden                      Gardens against house a dampness issue                      Minor Defect                      Type: F

*Garden placed against the home can causes dampness issues and should be removed and should be replaced with perimeter paving. (Paving contractor)*



## Site - Vehicle facilities

Garage                      Dampness damage                      Further Investigation                      Type: C

*High levels of dampness have been observed in the external wall of the garage which has caused the mortar/ bricks to fret this can be related to the breaching of the damp proof membrane, which is allowing the moisture to rise up the wall. It is recommended that a replacement damp proof membrane or a chemical injection system is to be installed along the garage wall surface. (Salt damp consultant)*



## Site - Retaining walling

Retaining wall  
construction

Leaning retaining wall

Major Defect

Type: A

*Retaining wall is leaning and relates to lack of drainage behind the wall, and a build up of water behind the wall can causes hydro-static pressure, causing the wall to lean over, which requires the retaining wall to re-built and incorporating appropriate drainage. (Retaining wall contractor)*



# Summary

## FI - Further Investigation

### Interior > Passage > Wall > Cracking

Cracking has occurred in the masonry wall, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)

### Interior > Lounge > Wall > Cracking

Cracking has occurred in the masonry wall adjacent the arched opening, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)

### Interior > Bedroom 1 > Wall > Cracking

Cracking has occurred in the masonry wall adjacent to the door, which is can be common in this type of construction this type of cracking is typical movement that occurs in the walls and the foundations and it can be repaired although the cracking will continue to reoccur overtime. (Engineer and Plasterer)

### Interior > Ensuite bathroom > Floors > Surface damage

Terrazzo floor has cracked and requires repairing. (Concreter)

### Interior > Bedroom 2 > Wall > Dampness damage

High level dampness and minor damage was detected in the lower section of the wall surface, which is common to walls directly adjacent the bathroom particularly when the shower area has been leaking. Once the shower has been repaired and the wall surface should dry out and will only require repairing and repainting. (Plasterer and Painter)

### Interior > Bedroom 2 > Light switch and light fitting > Light not working

Light was not working at the time of the inspection. (Electrician)

### Interior > Dine > Ceilings > Water staining

Water staining is visible in the ceiling, which should be monitored for a possible leak although it appears that the leak may have occurred sometime ago, and when tested there was no moisture present in the ceiling, and requires to be stained sealed and repainted. (Painter)

### Exterior > Front Elevation > Walls > Cracking

Cracking has occurred in the wall surface is related to wall and foundation movement, which is also common for the age and construction of the building. The cracking has developed over many years, and now has become an inherent weakness in the wall. The wall will continue to crack at this location and will require continue repairing. (Engineer and Bricklayer)

### Exterior > Plumbing and Electrical > Air conditioner > Air conditioner not working

Evaporative air conditioning unit not working at the time of the inspection. (Air conditioning technician)

### Roof > Roof Exterior > Roof iron > Insufficient pitch for corrugated roof iron

Roof pitch (or slope) is not appropriate for the use of corrugated iron roof sheets and requires the use of steel decking sheets specifically designed for flat roofs. (Roof plumber)

### Site > Vehicle facilities > Garage > Dampness damage

High levels of dampness have been observed in the external wall of the garage which has caused the mortar/ bricks to fret this can be related to the breaching of the damp proof membrane, which is allowing the moisture to rise up the wall. It is recommended that a replacement damp proof membrane or a chemical injection system is to be installed along the garage wall surface. (Salt damp consultant)

## MA - Major Defect

### Exterior > South Elevation > Windows > Deteriorated window frames and sashes

Window frames and sashes deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)

### Site > Retaining walling > Retaining wall construction > Leaning retaining wall

Retaining wall is leaning and relates to lack of drainage behind the wall, and a build up of water behind the wall can causes hydro-static pressure, causing the wall to lean over, which requires the retaining wall to re-built and incorporating appropriate drainage. (Retaining wall contractor)

## MI - Minor Defect

**Interior > Entry > Cornice > Cornice gapped**

Cornice has gapped from the ceiling surface, which is common and relates to minor movement and requires refilling and repainting. (Painter)

**Interior > Passage > Ceilings > Cracked ceiling**

Ceiling has split on two sheet joins which is common and requires filling and repainting. (Painter)

**Interior > Bedroom 1 > Cornice > Damaged cornice**

Cornice has cracked and requires filling and repainting. (Painter)

**Interior > Bedroom 1 > Windows > Decayed frames and sashes**

Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)

**Interior > Ensuite bathroom > Ceilings > Paint flaking**

Paint has flaked from the ceiling, which requires all the loose paint to be scraped off, and the ceiling cleaned, filled and repainted. (Painter)

**Interior > Ensuite bathroom > Wall > Wallpaper peeling**

Wall paper has peeled from the wall surface and should be removed and the walls repainted. (Painter)

**Interior > Bedroom 2 > Ceilings > Cracked ceiling**

Fibrous plaster ceiling is typically prone to sagging and cracking and very common for the age of the this building, and may require re-fixing, filling and repainting. (Painter)

**Interior > Bedroom 2 > Cornice > Damaged cornice**

Cornice has cracked and requires filling and repainting. (Painter)

**Interior > Bathroom > Ceilings > Paint flaking**

Paint has flaked from the ceiling, which requires all the loose paint to be scraped off, and the ceiling cleaned, filled and repainted. (Painter)

**Interior > Bathroom > Floors > Surface damage**

Terrazzo floor is damaged and requires repairing. (Concreter)

**Interior > Laundry > Laundry taps > Leaking outlet**

Laundry outlet is leaking and requires replacing. (Plumber)

**Interior > Dine > Cornice > Cornice gapped**

Cornice has gapped from the ceiling surface, which is common and relates to minor movement and requires refilling and repainting. (Painter)

**Exterior > Rear Elevation > Windows > Deteriorated window frames and sashes**

Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)

**Exterior > Rear Elevation > Patio or verandah > Damaged timber frame**

Timber windows on the verandah have moved and decayed and require replacing. (Carpenter)

**Exterior > North Elevation > Windows > Deteriorated window frames and sashes**

Window frame and sashes have deteriorated because of lack of maintenance and requires repairing and repainting. (Painter)

**Exterior > Plumbing and Electrical > Plumbing > Gas heater**

Gas heater is not working (Gas technician)

**Roof > Roof Exterior > Barge > Decayed barge**

The timber barge has decayed and require replacing. (Carpenter)

**Roof > Roof Exterior > Fascias > Decayed fascia**

Fascia has decayed from the leaking gutters and requires replacing / repairing. (Carpenter)

**Roof > Roof Exterior > Roof tiles > Clay roof tiles fretting**

**Site > Site Management > Garden > Gardens against house a dampness issue**

Garden placed against the home can causes dampness issues and should be removed and should be replaced with perimeter paving. (Paving contractor)

## Conclusion

When compared to other buildings of similar age, construction and style that have been reasonably well maintained, it was the inspector's opinion that on the day of the inspection:

The incidence of **major defects** was **TYPICAL**

**Major defects: are defects of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property and may require rectification immediately.**

The incidence of **minor defects** was **TYPICAL**

**Minor defects require rectification as part of ongoing maintenance non urgent.**

The incidence of **safety issues** was **TYPICAL**

**Safety defects of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, and should completed by a qualified contractor.**

**Therefore the overall condition of this home is considered to be:  
AVERAGE**

### **Please note:**

This is a general overall appraisal only and cannot be relied upon on its own.  
The report must be read in its entirety.

### **Explanation of conditions:**

#### **HIGH**

The frequency and/or significance of defects were more than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **TYPICAL**

The frequency and/or significance of defects were consistent with that expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **LOW**

The frequency and/or significance of defects were less than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **ABOVE AVERAGE**

The overall condition is better than that expected of homes of similar age, construction and style. Most items and areas are well maintained and show a reasonable standard of construction, materials and workmanship. General ongoing maintenance should suffice.

#### **AVERAGE**

The overall condition is consistent with that expected of homes of similar age, construction and style. There will be areas or items requiring some repairs or maintenance attention.

#### **BELOW AVERAGE**

The home and its parts show significant defects and/or very poor workmanship and/or long term neglect requiring extensive work or major repairs or reconstruction of major building elements. This work would be beyond that generally considered to be normal repair and maintenance.





Vince Luppino  
 PO BOX 435  
 KENSINGTON PARK SA 5068  
 M: 0412 391 663  
 ABN: 63 130 293 089  
 BLD: 57644  
 E: vince@abp inspections.com.au  
 W: www.adelaidebuildingandpropertyinspections.com.au

**PRE-PURCHASE TIMBER PEST INSPECTION IN ACCORDANCE WITH AS 4349.3-2010  
VISUAL INSPECTION ONLY**

	<b>DESCRIPTION</b>
<b>PROPERTY:</b>	22 Yeltana Avenue, Wattle Park 5066
<b>CLIENT:</b>	Paul McGrath
<b>PHONE:</b>	0413 001 211
<b>EMAIL:</b>	paulmcgrath@mcgrathgroup.com.au
<b>DATE:</b>	17 November 2022

**PLEASE NOTE:**

**THIS REPORT MUST BE READ IN ITS ENTIRETY INCLUDING ALL TERMS AND  
 CONDITIONS**

Life of the Report: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

The Purpose of this inspection is to give advice about the condition of the property regarding timber pests at the time of the inspection.

**Agreement accepted: Yes**

**Contact the Inspector:** Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report. Inspectors contact phone number: 0412 391 663.

**DESCRIPTION OF STRUCTURE(S) INSPECTED:**

**Building description: Free Standing Domestic House Single Storey**

**Construction Details:**

**Foundation: Concrete strip foundation**  
**Flooring: Timber**  
**Walls: Solid masonry**  
**Roof: Conventional timber roof frame**  
**Roof Cover: Roof tiles and Roof iron**  
**Garage: Separate construction**  
**Weather: Fine**



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

## VISUAL TIMBER PEST REPORT

### WHAT IS INSPECTED?

Building Interior	Yes
Building Exterior	Yes
Roof Space	Yes (Restricted)
Roof Exterior	Yes (Height limitation)
Sub-floor Space	No (No access)

### ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained?

No, read the report in full.

### WHAT IS NOT INSPECTED?

No inspection was made, and no report is submitted, of any inaccessible areas. These areas include but may not be limited to, cavity wall, concealed framed timbers, eaves, flat roofs, fully enclosed patio, stored goods and furniture, wall hangings or pictures, storage in built in cupboards and robes, floor coverings, roof void because of insulation, sisalation, air-conditioning equipment and ductwork, low clearance areas, the concrete slab covered by paths, decking or landscaping, sheds due to stored items and hollow blocks / post etc.

**HIGH RISK AREA(S) to which Access should be gained as they may show evidence of Timber Pests or damage includes** Under floor the coverings, behind the wall linings, in the roof space and under the floor area. This may require destructive testing and must be approved first by the vendor.

**IMPORTANT NOTE:** If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

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

**FURNISHED PROPERTIES:** Where a property is furnished at the time of the inspection, the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended.

**Was the property furnished at the time of inspection? No.**



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

#### IMPORTANT DISCLAIMER

This Summary is supplied to allow a quick and superficial overview of the inspection results.

This Summary is NOT the Report and cannot be relied upon on its own.

This Summary must be read in conjunction with the full report and not in isolation from the report.

If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

---

#### SUBTERRANEAN TERMITES' SUMMARY:

Active subterranean termites (live specimens) found?	No, read the report in full.
Visual evidence of subterranean termite damage found?	No, read the report in full.
Are further inspections recommended?	Yes, read the report in full
Where any major safety hazards identified?	No, read the report in full.

#### DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION IS CONSIDERED TO BE

Moderate

**Moderate to High**

High

Extremely High

**IMPORTANT NOTE:** I would recommend that the purchaser make inquiries from either the vendor or the agent regarding previous timber pests and treatments for this property.

There has not been a termite treatment completed on the home for some time and a treatment should be completed as soon as possible.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS:**

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that 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 at least 500mm x 400mm, and, reachable by a 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 safely on the ground.

**SUBFLOOR** - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

---

**SUBTERRANEAN TERMITES:**

**Visible evidence of subterranean termite workings and/or damage was not found.**



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**VERY IMPORTANT:**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are conducted such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering. We strongly recommend that you have a qualified person such as an Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not.

Where visual evidence of termite workings and or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and several inspections over a period, to ascertain whether any 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 using an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be conducted immediately to reduce the risk of further attack.

Where there is any current visible evidence of Timber Pest or activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is difficult, and impossible to locate termite nests since they are 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.

---

**PREVIOUS TREATMENTS:**

Evidence of a termite treatment? **No evidence of a previous termite treatment.**

**WARNING:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was conducted because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection conducted and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed.

Normally if a termite treatment has been conducted then a durable notice should be in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

Notice (Termite Management Notice)**A termite notice was not found at the property.**



Vince Luppino  
 PO BOX 435  
 KENSINGTON PARK SA 5068  
 M: 0412 391 663  
 ABN: 63 130 293 089  
 BLD: 57644  
 E: vince@abp inspections.com.au  
 W: www.adelaidebuildingandpropertyinspections.com.au

**IMPORTANT NOTE:** I can give no assurances regarding work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment when it was conducted and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be conducted to reduce the risk of further attacks.

**BORERS OF SEASONED TIMBERS:**

Visible evidence of borers was not found.

**FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI**

Evidence of wood decay fungi (wood rot) found **Yes**.

During the pre-purchase inspection, if any evidence or damage has been reported then you must have a building consultant determine the full extent of damage and the estimated cost of repairs or timber replacement.

**High moisture readings** can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

**THE PRESENCE OF EXCESSIVE MOISTURE:**

Was evidence of excessive moisture found? **Yes**.

Were the high moisture readings obtained using a moisture meter? **Yes**.

Was there evidence of mould growth found? **No**.

**HIGH MOISTURE READINGS WERE OBTAINED**

Eastern wall	No	Western wall	No	Northern wall	No	Southern wall	No
Bathroom	No	Ensuite	Yes	Laundry	No	Garage	Yes
Hot Water Service	No	Air Con.	No				

Comment:



Vince Luppino  
 PO BOX 435  
 KENSINGTON PARK SA 5068  
 M: 0412 391 663  
 ABN: 63 130 293 089  
 BLD: 57644  
 E: vince@abp inspections.com.au  
 W: www.adelaidebuildingandpropertyinspections.com.au

**CONDITIONS CONDUCIVE TO UNDETECTED TERMITE ENTRY:**

**Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a substantial 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 concrete edge should not be concealed by render, tiles, cladding, flashings, 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.**

**Areas of the building being breached:**

---

<b>Carport</b>	<b>No</b>	<b>Garage</b>	<b>No</b>	<b>Earth</b>	<b>No</b>
<b>Verandah</b>	<b>No</b>	<b>Pipework</b>	<b>No</b>	<b>Landscaping</b>	<b>Yes</b>
<b>Steps and ramps</b>	<b>No</b>	<b>Paths</b>	<b>Yes</b>	<b>Additional slabs</b>	<b>No</b>
<b>Trellis and fencing</b>	<b>No</b>	<b>Driveway</b>	<b>No</b>	<b>Decking</b>	<b>No</b>

**Comments:**

**Note:** An extremely 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, Architect. Construction Plans may be obtainable by your conveyance. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed, or the slab is an infill slab, or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

---



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**Important Note:** It is 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.

**Termite Shields (Ant Caps)** should be in good order and condition, so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

Other physical shield systems are not visible during the inspection and no comment is made on such systems.

**OVERALL ASSESSMENT OF THE PROPERTY:** Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

---

**DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION:**

Moderate  
**Moderate to High**  
High  
Extremely High





Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

#### CONDITIONS THAT ARE ALSO CONDUCTIVE TO TIMBER PEST INFESTATION:

**Water leaks**, especially in or into the subfloor or against the external walls e.g., leaking taps, water tanks, leaking roofs, or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

**Hot water services**, 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.

**Air conditioning units**, which also 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.

**Water Tanks** are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building.

**Drainage:** Poor drainage, especially in the subfloor, increases the likelihood of wood decay and termite attack.

**Ventilation** particularly in the sub-floor it is important in minimising the opportunity for timber pests to establish themselves within a property.

**Mould** on walls and ceilings etc. is an indicator of high moisture or extremely poor ventilation. If reported you need to have the reason investigated by a builder or an Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

**Concrete slab properties** pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, and it is possible for termites to affect 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 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. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 conducted as recommended in this report.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:** A management program in accord with AS 3660-2000 from a timber pest control company to protect against subterranean termites is essential for this property and should be completed after the purchase of the property is complete.

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

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, and we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property as per the recommendation.

**IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:** Any structure can be attacked by timber pest’s periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests 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, earth/wood contact, damp areas, leaking pipes, etc.; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways, or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

On the purchase of this 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. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore, regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

You should read and understand the following essential information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details essential information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**SUBTERRANEAN TERMITES** No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests 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 fifty metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not function 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 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 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 barriers 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 barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be 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.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**SUBTERRANEAN TERMITE ECOLOGY** The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as dependable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects elevated levels of activity. Older damage that has 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 fool proof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

**BORERS OF SEASONED TIMBERS** Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However, these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

**ANOBIUM BORER (furniture beetle) and Queensland pine borer:** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**LYCTUS BORER (powder post beetle):** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended, and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers, and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive damaged, and its destruction may result in collapse. Replacement of these timbers is the only option available.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**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 reside 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. Destruction of affected timbers varies with the symptoms involved. 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.

**IMPORTANT INFORMATION** Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

**SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), 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) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered, we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

**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 Timber Pests. 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 Timber Pests will not occur or be found.

**DETERMINING EXTENT OF DAMAGE:** This report is not a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion. If any evidence of Timber Pest activity and or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, and then you must assume that there may be concealed structural damage within the building. This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) and is strongly recommended, which you should arrange for from a qualified pest control company. An Engineer, Builder or Architect can conduct a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.



Vince Luppino  
PO BOX 435  
KENSINGTON PARK SA 5068  
M: 0412 391 663  
ABN: 63 130 293 089  
BLD: 57644  
E: vince@abp inspections.com.au  
W: www.adelaidebuildingandpropertyinspections.com.au

**MOULD:** Mildew and non-wood decay fungi are commonly known as Moulds and are not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. Mould inspection or report was not performed on the property if mould is noted as present within the property and you are concerned as to the possible health risks, then you should seek advice from your local Council of State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**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:**

The report has been prepared for 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.

**THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) 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/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, 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 Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

**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 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.

**Vince Luppino**

**For: Adelaide Building & Property Inspections**