Housing Management Production release.20210819T2032.5086c8de

s11C(1) Brisbane HMC | Sign Out

Properties | Property Details | Console

Property... Search...

s11C(1)(b) - business information

Property ID s11C(

s22 - irrelevant material

s22 - irrelevant material 07/06/2021 - 10/10/2021 78791392

s22 - irrelevant material

Dashboard | Maintenance tems | Quotes | Requests | MITM-2615525 | History

Maintenance Item

Modify

Property Status	Ownership H / Ast. Status HB / Rep. Status
Key	MITM-2615525 WF s11C(1) 15/01/2018 10:14
Raised From	INSP-533205 WF PT Product Team 25/10/2017 09:00
Invoice	MINV-1574966 WF Maintenance Use.. 21/01/2018 08:53
Tax Invoice	View Tax Invoice
Status	Maintenance Done
Summary	s11C(1)(b) - business : GMATM : Ease and adjust gate Repair broken fence pailings appro...
Location	Rear Yard
Fixture Maint. Type	
Charge Type	P (Ready House)
Maintenance Code	GMATM: Grounds maintenance T&M View Spec.
Estimated Price	$250.00
Contractor Instructions	Ease and adjust gate Repair broken fence pailings approximately 4. Install sleeper along rear RHS fence.
Access Details	

Attachments

View Media Details

N/A

Allocation Details

Priority	Routine	
Booking Req. Date	17/01/2018 09:15	Qld Local Time
Target Start Date	15/01/2018	
Target End Date	19/01/2018	

Current Contractor

Contractor ID s11C(

Contractor Name	s11C(1)(b) - business information
Appointment Date	19/01/2018 07:00 Qld Local Time
Further Act. Req.	Need to replaced back fence and maybe rhs side back fence from new pailings down.. Could not replace gate paillings left two there. Tenant happy to put on gate. More pailings required than expected

Associated Tenancy Details

s11C(1)(a) - personal information exception

Associated Lease Details

N/A

Linked Interactions

Created | Source | Description

s11C(1)(a) - personal information exception

Cancel | Recall tem

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03/09/2021 11 27:14

Log a fault in Services Hub release.20210819T2032.5086c8de Java 1.8 0_25 started 19/08/2021 21 08 prd-hsm-1.dha.gov au

SUPERB
Pest Control Pty. Ltd.
SERVICE IS EVERYTHING
ABN. 15 105 754 621
ACN. 105 754 621

POBOX 5104
BRASSALL QLD 4305
Phone: 07 3201 8002 Fax: 07 3201 4739
Mobile: 0410 584 002
E-mail: superbpc@bigpond.net.au
ABN 15 105 754 621

Visual Termite Inspection Report in accord with AS 3660.2-2000

Account To:	DEFENCE HOUSING AUSTRALIA	Phone:	
	SUITE 3-6, 240 WATERWORKS RD	Fax:	07 3294 2660
	ASHGROVE QLD 4060	Invoice No:	0000
Re: Structure at:	[redacted]		
Date Inspection:	08 May 2018	Report No:	s11C(1)(b) - business

TERMS & CONDITIONS - READ THIS FIRST

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.

1.- VISUAL INSPECTION ONLY

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 3660.2-2000 (AS 3600). Visual inspection was limited to those areas and sections of the property to which reasonable access 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, 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 and dampwood 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), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of 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. 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.- COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

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.

Section 1 - BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED

Building Type:	Domestic Dwelling	Building Height:	Single Storey
Construction Type:	Brick Veneer	Piers Type:	Not Applicable
Roofing:	Colourbond	Flooring	Concrete Slab

Please note that any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

Section 2 - AREAS INSPECTED AND ACCESSIBILITY

Areas Inspected:

The areas inspected were:- The Exterior, Interior, Roof Void, Garage, Fences, Grounds, Landscaping, also structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

Areas NOT Inspected:

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

Obstructed and/or Restricted Areas:

Area(s)[a] in which visual inspection was obstructed or restricted and the reason(s) why include:

- The Roof Void: - Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

([a]) Please note since complete inspection of the above areas was not possible, timber pest activity and/or damage may be concealed in these areas. Full access to all the obstructed, restricted and/or not inspected areas is considered essential.

Areas to which access should be gained

High risk area(s) or section(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage.

- The Roof Void .

Was the property furnished at the time of inspection? YES

Note: 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 Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Section 3 - SUBTERRANEAN TERMITES

Termites? Were active termites (live insects) present at the time of inspection? **NO. None Located.**

During the time of the inspection we found no visible evidence of timber pest activity in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

GENERAL REMARKS: Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660.2.

Evidence: Did inspection find visible evidence of subterranean termite workings and/or subterranean termite damage? **NO. None Located.**

During the time of the inspection we found no visible evidence of termite workings such as mud tubes or termite damage in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

Treatment: No evidence of a possible, previous, termite treatment was found.

PLEASE NOTE: Where no visible evidence of previous termite treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed. This summary of treatment evidence is in no way conclusive.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating that a physical or a chemical or a combined physical and chemical management program has been installed.

Durable Notice: Was a Durable Notice Sign (Termite Management Notice) located in the meter box indicating a termite barrier system has been installed? **YES**

** Durable Notice Sign (Termite Management Notice) indicates that a physical barrier system has been installed.

PLEASE NOTE: Where any evidence of a termite treatment is noted, This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

Section 4 - FUNGAL DECAY CAUSED BY WOOD 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. The durability and type of timbers are factors which may encourage wood decay fungi, 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.

Fungal Decay?	Was visible evidence of damage caused by wood decay (rot) fungi present at the time of inspection?	NO. None Located.

At the time of the inpection, we found no visible evidencia of fungal decay caused by wood decay fungi in areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

SECTION 5 - ENVIRONMENT

DRAINAGE: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack, timber pests and fungal decay rot. The soil in the subfloor should remain as dry as possible.

Whilst not a plumber, it appears that drainage is generally: NOT APPLICABLE

VENTILATION: Ventilation, particularly to the subfloor is important in minimising the oportunity for termites to establish themselves within the property.

Whilst not a builder the ventilation appears to be generally: NOT APPLICABLE

SLAB EDGE EXPOSURE: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building 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, 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, not required as it's an infill type slab

PLEASE NOTE: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs 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 conveyancer. 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.

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? YES

TERMITE SHIELDS (ANT CAPS): Should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are generally: NOT APPLICABLE

NB. Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

SECTION 6 - OTHER AREAS OR SITUATIONS CONDUCIVE TO SUBTERRANEAN TERMITE INFESTATION

- PATIOS AND PATHS - Patios and Paths, etc attached to or abutting the building(s) may allow undetected entry by termites. We recommend regular termite inspection to minimise the risk of termite attack.

THE RECOMMENDATION(S) NOTED IN SECTIONS 5 AND 6 SHOULD BE UNDERTAKEN AS SOON AS POSSIBLE TO REDUCE THE RISK OF TERMITE ATTACK TO THE PROPERTY.
CONSULT A LICENCED BUILDER, PLUMBER OR OTHER BUILDING EXPERT.

SECTION 7 - OVERALL ASSESMENT OF THE PROPERTY

No evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) at the time of the inspection however the RISK of further termite attack due to the existence of conditions that are conducive to timber pest attack whithin the property is reported as MODERATE TO HIGH.

At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be Moderate to High.

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect your property against subterranean termites is considered to be Not essential but 6 to 12 monthly inspections ARE ESSENTIAL.

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest “pressure” is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; 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, 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 every 12 MONTHS.

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. 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 and/or stumps must be removed from under and/or around the building/s.

This is an inspection only. No treatment or replenishment of any existing chemical termite barriers 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 termite chemical treated zones are designed to degrade. This means the length of life of these treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 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 at least 450mm 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;

SUBFLOOR – 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;

ROOF EXTERIOR – must be accessible by a 3.6M ladder.

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 AND 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 report is available by ordering with several days notice. Inspection time for this style of report 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 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, etc then 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 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.

SUBTERRANEAN TERMITES

NO PROPERTIES 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, however CSIRO data indicates 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 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 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 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 assist in protecting 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 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 the presence of termites concealed behind thin wall panels, but it only detects high 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 foolproof and absolute certain detection is not possible the use of protective chemical applications and regular inspections is a necessary step in protecting timbers from termite attack.

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

These are: -

1. A Homeowner's Guide to Detection and Control of Termites and Borers
2. 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.

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.

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

All timber in contact with soil such as formwork, retaining walls, scrap timbers 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. 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 label 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.

ADDITIONAL INFORMATION AND/OR MUD MAP

KEY
A = Termite Activity
D = Damage
P = Possible Damage
/// = Evidence of a Previous Treatment
W = Wood Rot

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:

This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

The Inspection was carried out by: s 47F

s11C(1)(b) - business information

Signed for and on behalf of: Superb PestControl Pty Ltd

Authorised Signatory: s 47F (s 47F)

--------- * End Of Report * ----------

Housing Management Production release.20210819T2032.5086c8de

s11C(1) Brisbane HMC | Sign Out

Properties | Property Details | Console

Property... Search...

s11C(1)(b) - business information

Property ID s11C(1

s22 - irrelevant material

s22 - irrelevant material 07/06/2021 - 10/10/2021 78791392

s22 - irrelevant material

Dashboard | Maintenance tems | Quotes | Requests | MITM-3055100 | History

Maintenance Item

Modify

Property Status	Ownership H / Ast. Status HB / Rep. Status
Key	MITM-3055100 WF s11C(11/02/2019 13:48
Status	Maintenance Done
Summary	s11C(1)(b) - business PLSTM : RECALL - Repair ensuite floor drain repair / investi...
Location	Whole Site
Fixture Maint. Type	
Charge Type	RI (Recall Item From Contractor)
Recalled Item	MITM-2956107 WF s11C(1) 20/11/2018 11:47
Reason for Recall	Work completed but issue re-occurred within 28 days
Maintenance Code	PLSTM: Plumbing - Sanitary & Drainage T&M View Spec.
Contractor Instructions	RECALL - Repair ensuite floor drain repair / investigate bad smell coming from the ensuite. tenants are placing water / solutions down the drain but this is not occurring floor drain. If further/major work is required, please report this to DHA Maintenance on 139 342 while on site. **ORIGINAL ISSUE ** REPAIR / NVESTIGATE 1. Both bathrooms are giving off a bad smell through the floor drains.
Access Details	s11C(1)(a) - personal information exception

Attachments

View Media Details

N/A

Allocation Details

Priority	Routine	
Booking Req. Date	13/02/2019 12:50	Qld Local Time
Target Start Date	11/02/2019	
Target End Date	25/02/2019	

Current Contractor

Contractor s11

Contractor Name	s11C(1)(b) - business information	
Appointment Date	21/02/2019 08:00	Qld Local Time
Further Act. Req.	Grate mate wasn't low enough when installed first attempt, checked both floorwastes Tested ok	

Associated Tenancy Details

s11C(1)(a) - personal information exception

Associated Lease Details

s22 - irrelevant material

Linked Interactions

Created	Source	Description
11/02/2019 16 04	Email (DHA to Contractor)	*Contractor Maintenance Advice Email*

s11C(1)(a) - personal information exception

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Housing Management Production release.20210819T2032.5086c8de

s11C(1) Brisbane HMC | Sign Out

Properties | Property Details | Console

Property... Search...

s11C(1)(b) - business information

Property ID s11C(1

s22 - irrelevant material

s22 - irrelevant material

s22 - irrelevant material

Dashboard | Maintenance tems | Quotes | Requests | MITM-3055110 | History

Maintenance Item

Modify

Property Status	Ownership H / Ast. Status HB / Rep. Status
Key	MITM-3055110 WF s11C(11/02/2019 13:51
Status	Maintenance Done
Summary	s11C(1)(b) - business LCKTM : RECALL - repair triple barrell front screen door he ...
Location	Entry
Fixture Maint. Type	
Charge Type	RI (Recall Item From Contractor)
Recalled Item	MITM-2956090 WF s11C(1) 20/11/2018 11:46
Reason for Recall	Work completed but issue re-occurred within 28 days
Maintenance Code	LCKTM: Locksmith T&M View Spec.
Contractor Instructions	RECALL - repair triple barrell front screen door he front screen door locks are not aligning the sticker is not aligned with locking plate If further/major work is required, please report this to DHA Maintenance on 139 342 while on site. **ORIGINAL ISSUE** 1. Front security Door - multi lock system - top lock is not disengaging.
Access Details	s11C(1)(a) -

Attachments

View Media Details

N/A

Allocation Details

Priority	Routine	
Booking Req. Date	13/02/2019 12:55	Qld Local Time
Target Start Date	11/02/2019	
Target End Date	25/02/2019	

Current Contractor

Contractor ID s11C(

s11C(1)(b) - business information

Appointment Date	12/02/2019 12:30	Qld Local Time
Further Act. Req.	Locksmith attended re-adjusted striker plate - this property has movement causing the striker to need adjusting this could be an ongoing issue.	

Associated Tenancy Details

s11C(1)(a) - personal information exception

Associated Lease Details

s22 - irrelevant material

Linked Interactions

Created	Source	Description
11/02/2019 16 03	Email (DHA to Contractor)	*Contractor Maintenance Advice Email*

s11C(1)(a) - personal information exception

Cancel | Recall tem

Rendered in 0 658 seconds 03/09/2021 11 33:20

Log a fault in Services Hub | release.20210819T2032.5086c8de Java 1.8 0_25 started 19/08/2021 21 08 prd-hsm-1.dha.gov au

SUPERB
Pest Control Pty. Ltd.
SERVICE IS EVERYTHING
ABN. 15 105 754 621
ACN. 105 754 621

POBOX 5104
BRASSALL QLD 4305
Phone: 07 3201 8002 Fax: 07 3201 4739
Mobile: 0410 584 002
E-mail: superbpc@bigpond.net.au
ABN 15 105 754 621

Visual Termite Inspection Report in accord with AS 3660.2-2000

Account To:	DEFENCE HOUSING AUSTRALIA	Phone:	
	SUITE 3-6, 240 WATERWORKS RD	Fax:	07 3294 2660
	ASHGROVE QLD 4060	Invoice No:	0000
Re: Structure at:	s11C(1)(b) - business information		
Date Inspection:	12 Apr 2019	Report No	s11C(1)(b) - business

TERMS & CONDITIONS - READ THIS FIRST

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.

1.- VISUAL INSPECTION ONLY

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 3660.2-2000 (AS 3600). Visual inspection was limited to those areas and sections of the property to which reasonable access 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, 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 and dampwood 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), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of 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. 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.- COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

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.

Section 1 - BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED

Building Type:	Domestic Dwelling	Building Height:	Single Storey
Construction Type:	Brick Veneer	Piers Type:	Not Applicable
Roofing:	Colourbond	Flooring	Concrete Slab

Please note that any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

Section 2 - AREAS INSPECTED AND ACCESSIBILITY

Areas Inspected:

The areas inspected were:- The Exterior, Interior, Roof Void, Garage, Fences, Grounds, Landscaping, also structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

Areas NOT Inspected:

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

Obstructed and/or Restricted Areas:

Area(s)[a] in which visual inspection was obstructed or restricted and the reason(s) why include:

- The Roof Void: - Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

([a]) Please note since complete inspection of the above areas was not possible, timber pest activity and/or damage may be concealed in these areas. Full access to all the obstructed, restricted and/or not inspected areas is considered essential.

Areas to which access should be gained

High risk area(s) or section(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage.

- The Roof Void .

Was the property furnished at the time of inspection? YES

Note: 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 Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Section 3 - SUBTERRANEAN TERMITES

Termites? Were active termites (live insects) present at the time of inspection? **NO. None Located.**

During the time of the inspection we found no visible evidence of timber pest activity in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

GENERAL REMARKS: Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660.2.

Evidence: Did inspection find visible evidence of subterranean termite workings and/or subterranean termite damage? **NO. None Located.**

During the time of the inspection we found no visible evidence of termite workings such as mud tubes or termite damage in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

Treatment: No evidence of a possible, previous, termite treatment was found.

PLEASE NOTE: Where no visible evidence of previous termite treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed. This summary of treatment evidence is in no way conclusive.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating that a physical or a chemical or a combined physical and chemical management program has been installed.

Durable Notice: Was a Durable Notice Sign (Termite Management Notice) located in the meter box indicating a termite barrier system has been installed? **YES**

** Durable Notice Sign (Termite Management Notice) indicates that a physical barrier system has been installed.

PLEASE NOTE: Where any evidence of a termite treatment is noted, This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

Section 4 - FUNGAL DECAY CAUSED BY WOOD 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. The durability and type of timbers are factors which may encourage wood decay fungi, 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.

Fungal Decay?	Was visible evidence of damage caused by wood decay (rot) fungi present at the time of inspection?	NO. None Located.

At the time of the inpection, we found no visible evidencia of fungal decay caused by wood decay fungi in areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

SECTION 5 - ENVIRONMENT

DRAINAGE: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack, timber pests and fungal decay rot. The soil in the subfloor should remain as dry as possible.

Whilst not a plumber, it appears that drainage is generally: NOT APPLICABLE

VENTILATION: Ventilation, particularly to the subfloor is important in minimising the oportunity for termites to establish themselves within the property.

Whilst not a builder the ventilation appears to be generally: NOT APPLICABLE

SLAB EDGE EXPOSURE: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building 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, 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, not required as it's an infill type slab

PLEASE NOTE: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs 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 conveyancer. 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.

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? YES

TERMITE SHIELDS (ANT CAPS): Should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are generally: NOT APPLICABLE

NB. Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

SECTION 6 - OTHER AREAS OR SITUATIONS CONDUCIVE TO SUBTERRANEAN TERMITE INFESTATION

- PATIOS AND PATHS - Patios and Paths, etc attached to or abutting the building(s) may allow undetected entry by termites. We recommend regular termite inspection to minimise the risk of termite attack.

THE RECOMMENDATION(S) NOTED IN SECTIONS 5 AND 6 SHOULD BE UNDERTAKEN AS SOON AS POSSIBLE TO REDUCE THE RISK OF TERMITE ATTACK TO THE PROPERTY.
CONSULT A LICENCED BUILDER, PLUMBER OR OTHER BUILDING EXPERT.

SECTION 7 - OVERALL ASSESMENT OF THE PROPERTY

No evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) at the time of the inspection however the RISK of further termite attack due to the existence of conditions that are conducive to timber pest attack whithin the property is reported as MODERATE TO HIGH.

At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be Moderate to High.

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect your property against subterranean termites is considered to be Not essential but 6 to 12 monthly inspections ARE ESSENTIAL.

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest “pressure” is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; 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, 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 every 12 MONTHS.

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. 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 and/or stumps must be removed from under and/or around the building/s.

This is an inspection only. No treatment or replenishment of any existing chemical termite barriers 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 termite chemical treated zones are designed to degrade. This means the length of life of these treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 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 at least 450mm 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;

SUBFLOOR – 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;

ROOF EXTERIOR – must be accessible by a 3.6M ladder.

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 AND 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 report is available by ordering with several days notice. Inspection time for this style of report 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 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, etc then 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 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.

SUBTERRANEAN TERMITES

NO PROPERTIES 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, however CSIRO data indicates 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 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 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 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 assist in protecting 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 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 the presence of termites concealed behind thin wall panels, but it only detects high 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 foolproof and absolute certain detection is not possible the use of protective chemical applications and regular inspections is a necessary step in protecting timbers from termite attack.

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

These are: -

1. A Homeowner's Guide to Detection and Control of Termites and Borers
2. 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.

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.

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

All timber in contact with soil such as formwork, retaining walls, scrap timbers 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. 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 label 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.

ADDITIONAL INFORMATION AND/OR MUD MAP

KEY
A = Termite Activity
D = Damage
P = Possible Damage
/// = Evidence of a Previous Treatment
W = Wood Rot

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:

This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

The Inspection was carried out by: s 47F

s11C(1)(b) - business information

Signed for and on behalf of: Superb PestControl Pty Ltd

Authorised Signatory: s 47F (s 47F)

--------- * End Of Report * ----------

SUPERB
Pest Control Pty. Ltd.
SERVICE IS EVERYTHING
ABN. 15 105 754 621
ACN. 105 754 621

PO BOX 5104
BRASSALL QLD 4305
Phone: 07 3201 8002 Fax: 07 3201 4739
Mobile: 0410 584 002
E-mail: superbpc@bigpond.net.au
ABN 15 105 754 621

Visual Termite Inspection Report in accord with AS 3660.2-2000

Account To:	DEFENCE HOUSING AUSTRALIA	Phone:	
	SUITE 3-6 240 WATERWORKS RD	Fax:	07 3294 2660
	ASHGROVE QLD 4060	Invoice No:	
Re: Structure at:	s11C(1)(b) - business information		
Date Inspection:	04 Jun 2020	Report No	s11C(1)(b) - business

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2.- SCOPE OF REPORT

This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood 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), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of 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. 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.- COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

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.

Section 1 - BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED

Building Type:	Domestic Dwelling	Building Height:	Single Storey
Construction Type:	Stucco	Piers Type:	Not Applicable
Roofing:	Colourbond	Flooring	Concrete Slab

Please note that any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

Section 2 - AREAS INSPECTED AND ACCESSIBILITY

Areas Inspected:

The areas inspected were:- The Exterior, Interior, Roof Void, Garage, Fences, Grounds, also structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

Visual inspection restricted in some areas of the interior and exterior due to the amount of stored goods.

Areas NOT Inspected:

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

Obstructed and/or Restricted Areas:

Area(s)[a] in which visual inspection was obstructed or restricted and the reason(s) why include:

- The Roof Void: - Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

([a]) Please note since complete inspection of the above areas was not possible, timber pest activity and/or damage may be concealed in these areas. Full access to all the obstructed, restricted and/or not inspected areas is considered essential.

Areas to which access should be gained

High risk area(s) or section(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage.

- The Roof Void .

Was the property furnished at the time of inspection? YES

Note: 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 Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Section 3 - SUBTERRANEAN TERMITES

Termites? Were active termites (live insects) present at the time of inspection? **NO. None Located.**

During the time of the inspection we found no visible evidence of timber pest activity in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

GENERAL REMARKS: Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660.2.

Evidence: Did inspection find visible evidence of subterranean termite workings and/or subterranean termite damage? **NO. None Located.**

During the time of the inspection we found no visible evidence of termite workings such as mud tubes or termite damage in those areas able to be inspected however you should arrange for those areas were access and/or inspection was obstructed or restricted to be cleared and reinspected as they may be concealing evidence of timber pest activity and/or damage.

Treatment: No evidence of a possible, previous, termite treatment was found.

PLEASE NOTE: Where no visible evidence of previous termite treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed. This summary of treatment evidence is in no way conclusive.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating that a physical or a chemical or a combined physical and chemical management program has been installed.

Durable Notice: Was a Durable Notice Sign (Termite Management Notice) located in the meter box indicating a termite barrier system has been installed? **YES**

** Durable Notice Sign (Termite Management Notice) indicates that a physical barrier system has been installed.

PLEASE NOTE: Where any evidence of a termite treatment is noted, This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

Section 4 - FUNGAL DECAY CAUSED BY WOOD 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. The durability and type of timbers are factors which may encourage wood decay fungi, 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.

Fungal Decay?	Was visible evidence of damage caused by wood decay (rot) fungi present at the time of inspection?	YES
Location:	Evidence of damage caused by wood decay (rot) fungi was located in but not limited to:Back timber fence post	
Damage:	We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement. While we are not Builders the fungal decay damage appears to be: MODERATE (See Clause 4 on page 1).	

SECTION 5 - ENVIRONMENT

DRAINAGE: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack, timber pests and fungal decay rot. The soil in the subfloor should remain as dry as possible.

Whilst not a plumber, it appears that drainage is generally:	ADEQUATE

VENTILATION: Ventilation, particularly to the subfloor is important in minimising the oportunity for termites to establish themselves within the property.

Whilst not a builder the ventilation appears to be generally:	NOT APPLICABLE

SLAB EDGE EXPOSURE: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building 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, 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, not required as it's an infill type slab

PLEASE NOTE: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs 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 conveyancer. 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.

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?	YES

TERMITE SHIELDS (ANT CAPS): Should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are generally:	NOT APPLICABLE

NB. Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

SECTION 6 - OTHER AREAS OR SITUATIONS CONDUCIVE TO SUBTERRANEAN TERMITE INFESTATION

● PATIOS AND PATHS - Patios and Paths, etc attached to or abutting the building(s) may allow undetected entry by termites. We recommend regular termite inspection to minimise the risk of termite attack.

THE RECOMMENDATION(S) NOTED IN SECTIONS 5 AND 6 SHOULD BE UNDERTAKEN AS SOON AS POSSIBLE TO REDUCE THE RISK OF TERMITE ATTACK TO THE PROPERTY.
CONSULT A LICENCED BUILDER, PLUMBER OR OTHER BUILDING EXPERT.

SECTION 7 - OVERALL ASSESMENT OF THE PROPERTY

No evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) at the time of the inspection however the RISK of further termite attack due to the existence of conditions that are conducive to timber pest attack whithin the property is reported as MODERATE TO HIGH.

At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be Moderate to High.

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect your property against subterranean termites is considered to be Not essential but 6 to 12 monthly inspections ARE ESSENTIAL.

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest “pressure” is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; 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, 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 every 6 MONTHS BUT NOT MORE THAN 12 MONTHS.

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. 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 and/or stumps must be removed from under and/or around the building/s.

This is an inspection only. No treatment or replenishment of any existing chemical termite barriers 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 termite chemical treated zones are designed to degrade. This means the length of life of these treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 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 at least 450mm 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;

SUBFLOOR – 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;

ROOF EXTERIOR – must be accessible by a 3.6M ladder.

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 AND 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 report is available by ordering with several days notice. Inspection time for this style of report 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 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, etc then 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 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.

SUBTERRANEAN TERMITES

NO PROPERTIES 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, however CSIRO data indicates 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 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 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 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 assist in protecting 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 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 the presence of termites concealed behind thin wall panels, but it only detects high 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 foolproof and absolute certain detection is not possible the use of protective chemical applications and regular inspections is a necessary step in protecting timbers from termite attack.

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

These are: -

1. A Homeowner's Guide to Detection and Control of Termites and Borers
2. 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.

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.

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

All timber in contact with soil such as formwork, retaining walls, scrap timbers 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. 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 label 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.

ADDITIONAL INFORMATION AND/OR MUD MAP

KEY
A = Termite Activity
D = Damage
P = Possible Damage
/// = Evidence of a Previous Treatment
W = Wood Rot

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:

This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

The Inspection was carried out by: s 47F

s11C(1)(b) - business information

Signed for and on behalf of: SUPERB PEST CONTROL

Authorised Signatory: s 47F (s 47F)

--------- * End Of Report * ----------

Housing Management Production release.20210819T2032.5086c8de

s11C(1) Brisbane HMC | Sign Out

Properties | Property Details | Console

Property... Search...

s11C(1)(b) - business information

s22 - irrelevant material

Property ID s11C(

Dashboard | Maintenance tems | Quotes | Requests | MITM-3638566 | History

Maintenance Item

Modify

Property Status	Ownership H / Ast. Status HB / Rep. Status
Key	MITM-3638566 WF s11C(1)(a) - 06/11/2020 09:36
Raised From	MREQ-317547 WF 02/10/2020 15:13
Invoice	MINV-2100195 WF Maintenance Use.. 17/11/2020 08:41
Tax Invoice	View Tax Invoice
Status	Maintenance Done
Summary	s11C(1)(b) - business information PLRTM : Investigate and repair if minor roof leak s11C(1)
Location	Exterior Property
Fixture Maint. Type	Repair
Charge Type	R (Responsive)
Maintenance Code	PLRTM: Plumbing - Roof T&M View Spec.
Estimated Price	$400.00
Contractor Instructions	Investigate and repair if minor roof leak, spouse has advised that there is black mould to eaves LHS of property and during strong winds it sounds like something is moving within roof space Any issues please call s11C(1)(a) -
Access Details	

Attachments

View Media Details

Attachment 1	Photo2 (1).jpg DETAILS	Contractor Photo , 147.63 KB
Attachment 2	Photo5.jpg DETAILS	Contractor Photo , 115.21 KB

Allocation Details

Priority	Routine	
Booking Req. Date	10/11/2020 08:40	Qld Local Time
Target Start Date	06/11/2020	
Target End Date	27/11/2020	

Current Contractor

Contractor D s11C

Contractor Name	s11C(1)(b) - business information
Appointment Date	11/11/2020 09:00 Qld Local Time
Further Act. Req.	s11C(1)(a) - personal information exception

Associated Tenancy Details

s11C(1)(a) - personal information exception

Associated Lease Details

s22 - irrelevant material

Linked Interactions

Created	Source	Description
06/11/2020 16 07	Email (DHA to Contractor)	*Contractor Maintenance Advice Email*

Cancel | Recall tem

Rendered in 0 657 seconds 03/09/2021 11:41:26

Log a fault in Services Hub | release.20210819T2032.5086c8de Java 1.8 0_25 started 19/08/2021 21 08 prd-hsm-1.dha.gov au

UNO Roofing Solutions Pty Ltd

ABN: 81 147 399 139
Phone: 0403 058 582
Email: off ce@unoroof ngso ut ons.com
QBBC Licence: 1199340

REPORT

Job Number	1280
Address	s11C(1)(b) - business information
Owner / Tenant	s11C(1)(a) - personal information
Contact Details	
Date Assessed	29th January

1280-CF276 Roof Report | Roof Report

Proper y De a s

Roof Type	Custom orb design
Height	Lowset
Construction	Rendered Brick

Repor De a s

Front View of Property

s11C(1)(a) - personal information exception

Report Details	At the time of our attendance there was no evidence of water ingress My observations at the time of attendance were There is evidence of mould throughout the roof On the underside of the sheets is evidence of mould which is consistent with tin roofs There evidence of staining to the wood under the top ridge possible from blow in The insulation batts have no evidence of water staining The gyprock internal ceiling has no evidence of staining The ridge capping has been scribed into the sheets and gaps are apparent in areas The whirlybird is no longer spinning There is evidence of silicon on the three way There is staining evident on the soffitt ceiling This is due to the gutter overflowing

Pho ographs

Site Photographs

nternal ceiling above moulded area

Mould evident on the underside of the sheets

nternal ceiling with electrical cables nsulations is in good ocndition

Sheet m from gutter has evidence of mould

Water staining to timber evident

Underside sheets near whirlybird

Ceiling above affected area no mould evident

Underside of ridge capping

Underneath ridge capping and three way

Soffitt on left hand side mould evident

Silicone evident on three way junction

Whirly bird has no evident storm related damage

Evidence of mould on roof sheeting

Scribed ridge capping on rear elevation
Leaf debris underneath

Gap evident on scribed ridge capping

IECL
INDOOR ENVIRONMENTAL CONSULTING & LABS

T: 1300 032 004
E: admin@ieclabs.com.au
W: www.ieclabs.com.au

A: 3/33 Miller St
Murarrie QLD 4172
ABN: 40 636 603 640

MOULD ANALYTICAL REPORT

Report Number:	1999
Property:	s11C(1)(b) - business information
Client:	s11C(1)(b) - business information
Date of sampling:	16/02/2021
Sampled by (Name): **(Company):**	s 47F s11C(1)(b) - business
Reported and released by:	s 47F , PhD, BBiotech (Hons), IICRC AMRT & WRT Mycologist
Date of report:	17/02/2021
Job reference:	12478
Purpose of Report:	To assess the levels and genera of mould present pre-remediation.

1.0 Disclaimers

1.1 This document and its contents are intended for the addressed client only and is based on the samples provided.

1.2 It is to be reviewed by the addressee and is not for general publication without written consent.

1.3 Copying of this document, in full or in part is not authorized without written consent.

1.4 Copyright of this report is retained by the Author, and the Addressee is granted an exclusive licence to its contents.

1.5 Analysis of the samples provided only show information for the period in time which was tested. This data only provides a snapshot of the level of contamination and is subject to change over time.

1.6 Indoor Environmental Consulting and Labs is not a medical authority. If you have any health concerns seek professional medical care.

1.7 Samples received outside of their expiration date may not be representative of the actual mould levels due to deterioration of adhesive or impaction medium.

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2.1 Testing & Sampling Details - Mould Genera

No.	Sample ID	Sample Type	Location Information	Mould Genera Predominantly Observed	Mould Levels
1	31876988	Air-O-Cell	Outside Reference	*Basidiospores*	2150
2	32087622	Air-O-Cell	Lounge/Dining	*Aspergillus/Penicillium*	3840
3	32087624	Air-O-Cell	Bedroom #1	*Aspergillus/Penicillium*	2573
4	31876985	Air-O-Cell	Bedroom #2	*Aspergillus/Penicillium*	5222
5	31876996	Air-O-Cell	Ceiling Void - Central Location	*Aspergillus/Penicillium*	1389312
6	31876987	Air-O-Cell	Living / Kitchen Area	*Aspergillus/Penicillium*	9485
7	B2374968	Bio Tape	HVAC Split Lounge Room / Dining	*Fungal Hyphae*	12406
8	B2431292	Bio Tape	HVAC Split Living Room	*Cladosporium*	30513
9	B2491252	Bio Tape	Bed #1 Off Inside of Skirting (set below HVAC other side of hall)	*Aspergillus/Penicillium*	424004
10	B2431296	Bio Tape	Sliding Door Ensuite	*Aspergillus/Penicillium*	108

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3.0 Results - Air & Surface Fungal Structures

Table 3.1 - Data of mould analysis	Sample type	Air	Air	Air	Air	Air	Air	Surface	Surface	Surface	Surface
	No.	1	2	3	4	5	6	7	8	9	10
(for complete results data see appendix)	Sample Location	Outside Reference	Lounge/Dining	Bedroom #1	Bedroom #2	Ceiling Void - Central Location	Living / Kitchen Area	HVAC Split Lounge Room / Dining	HVAC Split Living Room	Bed #1 Off Inside of Skirting (set below HVAC other side of hall)	Sliding Door Ensuite
	Spore info	FS / m³	FS / m³	FS / m³	FS / m³	FS / m³	FS / m³	FS / cm²	FS / cm²	FS / cm²	FS / cm²
Pollen											
Fungal Hyphae			269	38	38	30720	115	6600	13000	12454	
Unidentified spores											
Alternaria									25		
Ascospores		422	307	77	154	384	77	63	6		
Aureobasidium											
Aspergillus/Penicillium		269	1843	1459	2765	1178880	4685	244	131	411550	88
Basidiospores		883	1037	653	1382	1536	461	319	363		21
Bipolaris/Drechslera								13			
Chaetomium									6		
Cladosporium		192	115	77	307	176640	3610	4856	16813		
Curvularia				38				94	44		
Diplodia											
Epicoccum											
Fusarium											
Mucor											
Nigrospora								25	44		
Oidium/Peronospora											
Pithomyces											
Rust (Pucciniales)											
Smut/Myxomyces/Periconia		384	269	230	576	1152	499	194	75		
Scopulariopsis											
Stachybotrys											
Spegazzinia							38		6		
Torula											
Tetraploa											
Ulocladium											
Total Fungal Structures		2150	3840	2573	5222	1389312	9485	12406	30513	424004	108
Debris rating		2	2	2	1	5	3	3	4	3	1
Detection limit		38	38	38	38	384	38	6	6	145	4

Legend:	FS	Fungal Structures	RED	Mould genera pose a HIGH RISK to health and wellbeing of people
		Allergenic	ORANGE	Mould genera pose an ELEVATED RISK to health and wellbeing of people
		Cause of Infection	RED	High spore concentrations
		Mycotoxin Producing	ORANGE	Elevated spore concentrations
		Water Damage Indicator		

4.0 Discussion and Conclusions

Air sampling of the living areas (2,3,4,6) revealed elevated levels of Aspergillus/Penicillium as compared to the Outside Reference (1). Air sampling of the Ceiling Void (5) revealed extremely high levels of Aspergillus/Penicillium and fungal hyphae. Surface sampling of the premises revealed high levels of mould in the HVAC splits (7,8) consisting of Cladosporium and fungal hyphae. Surface sampling of the skirting in Bed #1 (9) revealed very high levels of Aspergillus/Penicillium and fungal hyphae. It should also be noted that fungal structures consistent with Aspergillus species were observed in sample 9 (see Figure 7.4). Aspergillus/Penicillium contain species which are known to be allergenic and produce mycotoxins. The presence of fungal hyphae is indicative of recent active mould growth. From the sampling provided the premises would be classed as 'Condition 3' (active mould growth) according to the IICRC S520 guidelines. At the levels detected mould in the premises pose a significant hazard to health and wellbeing of occupants.

5.0 Recommendations

5.1 All remediation works should be conducted by experienced technicians according to IICRC s520 guidelines. These guidelines are set in place to prevent further issues of mould contamination to other areas of the premises, and to protect the health and wellbeing of workers.

5.2 Testing of the premises revealed high levels of mould spores with toxic and allergenic properties. The genus and levels of mould detected post a significant risk to occupant health and safety. It is strongly recommended that the premises be vacated until professional mould remediation has been completed and the premises deemed safe for occupancy.

5.3 Post remediation sampling should be conducted to ensure that the mould contamination has been adequately removed.

Kind regards,

s 47F

Mycologist / IEP
PhD, BBiotech (Hons)

6.0 References

a. "Standard & Reference Guide for Professional Mold Remediation" IICRC S520 -2015, 3rd Edn Institute of Inspection, Cleaning & Restoration Certification, Vancouver, Washington 98661 USA.

b. "Australian Mould Guidelines (AMG 2010)" 2nd Edn. Kemp, P.C et al. Messenger Publishing 2010

c. "WHO Guidelines for Indoor Air Quality – Dampness and Mould", 2009 World Health Organisation, Copenhagen, Denmark, ISBN 978 92 890 4168 3.

d. "Microorganisms in home and indoor work environments. Diversity, health impacts, investigation & control." Flannigan, B, Samson, R. A & Miller, J. D. 2nd Edn. 2011. CRC Press, Boco Raton, London & New York.

e. "Identifying Fungi – A clinical laboratory handbook" 2nd Edn. 2011 Guy St-Germain, Richard Summerbell. Star Publishing Co. Ltd., Belmont, CA, USA. ISBN 978 08986 311 5

f. ASTM D7391-20, Standard Test Method for Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy, ASTM International, West Conshohocken, PA, 2020

g. Environmental Analysis Associates, Inc. Air-o-cell Method Interpretation Guide, January 2011

h. ASTM D7658-17, Standard Test Method for Direct Microscopy of Fungal Structures from Tape, ASTM International, West Conshohocken, PA, 2017

7.0 Appendicies

Table 7.1a Extended results % Analysed	Outside Reference (1) 31876988 AOC 34.7%			Lounge/Dining (2) 32087622 AOC 34.7%			Bedroom #1 (3) 32087624 AOC 34.7%		
	Raw count	FS / m³	% of total	Raw count	FS / m³	% of total	Raw count	FS / m³	% of total
Pollen									
Fungal Hyphae				7	269	7%	1	38	1%
Unidentified spores									
Alternaria									
Ascospores	11	422	20%	8	307	8%	2	77	3%
Aureobasidium									
Aspergillus/Penicillium	7	269	13%	48	1843	48%	38	1459	57%
Basidiospores	23	883	41%	27	1037	27%	17	653	25%
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	5	192	9%	3	115	3%	2	77	3%
Curvularia							1	38	1%
Diplodia									
Epicoccum									
Fusarium									
Mucor									
Nigrospora									
Oidium/Peronospora									
Pithomyces									
Rust (Pucciniales)									
Smut/Myxomyces/Periconia	10	384	18%	7	269	7%	6	230	9%
Scopulariopsis									
Stachybotrys									
Spegazzinia									
Torula									
Tetraploa									
Ulocladium									
Total Fungal Structures	56	2150	100%	100	3840	100%	67	2573	100%
Debris		2			2			2	
Detection limit	1	38.4		1	38.4		1	38.4	
Trace length		2			2			2	
FOV diameter		0.5			0.5			0.5	
# traverses		10			10			10	
Air volume		0.075			0.075			0.075	
Length counted		5			5			5	
Ratio counted		0.3472			0.3472			0.3472	
Total area counted		10			10			10	
Multiplication factor		2.88			2.88			2.88	
Slide diameter		14.4			14.4			14.4	
MF coefficient		28.8			28.8			28.8	

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Table 7.1b Extended results (Cont'd) % Analysed	Bedroom #2 (4) 31876985 AOC 34.7%			Ceiling Void - Central Location (5) 31876996 AOC 3.5%			Living / Kitchen Area (6) 31876987 AOC 34.7%		
	Raw count	FS / m³	% of total	Raw count	FS / m³	% of total	Raw count	FS / m³	% of total
Pollen									
Fungal Hyphae	1	38	1%	80	30720	2%	3	115	1%
Unidentified spores									
Alternaria									
Ascospores	4	154	3%	1	384	0%	2	77	1%
Aureobasidium									
Aspergillus/Penicillium	72	2765	53%	3070	1178880	85%	122	4685	49%
Basidiospores	36	1382	26%	4	1536	0%	12	461	5%
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	8	307	6%	460	176640	13%	94	3610	38%
Curvularia									
Diplodia									
Epicoccum									
Fusarium									
Mucor									
Nigrospora									
Oidium/Peronospora									
Pithomyces									
Rust (Pucciniales)									
Smut/Myxomyces/Periconia	15	576	11%	3	1152	0%	13	499	5%
Scopulariopsis									
Stachybotrys									
Spegazzinia							1	38	0%
Torula									
Tetraploa									
Ulocladium									
Total Fungal Structures	136	5222	100%	3618	1389312	100%	247	9485	100%
Debris		1			5			3	
Detection limit	1	38.4		1	384		1	38.4	
Trace length		2			2			2	
FOV diameter		0.5			0.5			0.5	
# traverses		10			1			10	
Air volume		0.075			0.075			0.075	
Length counted		5			0.5			5	
Ratio counted		0.3472			0.0347			0.3472	
Total area counted		10			1			10	
Multiplication factor		2.88			28.8			2.88	
Slide diameter		14.4			14.4			14.4	
MF coefficient		28.8			28.8			28.8	

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Table 7.1c Extended results (Cont'd) % Analysed	HVAC Split Lounge Room / Dining (7) B2374968 BT 4.0%			HVAC Split Living Room (8) B2431292 BT 4.0%			Bed #1 Off Inside of Skirting (set below HVAC other side of hall) (9) B2491252 BTA40 0.8%		
	Raw count	FS / cm²	% of total	Raw count	FS / cm²	% of total	Raw count	FS / cm²	% of total
Pollen									
Fungal Hyphae	1056	6600	53%	2080	13000	43%	4	12454	3%
Unidentified spores						0%			
Alternaria				4	25	0%			
Ascospores	10	63	1%	1	6	0%			
Aureobasidium									
Aspergillus/Penicillium	39	244	2%	21	131	0%	142	411550	97%
Basidiospores	51	319	3%	58	363	1%			
Bipolaris/Drechslera	2	13	0%						
Chaetomium				1	6	0%			
Cladosporium	777	4856	39%	2690	16813	55%			
Curvularia	15	94	1%	7	44	0%			
Diplodia									
Epicoccum									
Fusarium									
Mucor									
Nigrospora	4	25	0%	7	44	0%			
Oidium/Peronospora									
Pithomyces									
Rust (Pucciniales)									
Smut/Myxomyces/Periconia	31	194	2%	12	75	0%			
Scopulariopsis									
Stachybotrys									
Spegazzinia				1	6	0%			
Torula									
Tetraploa									
Ulocladium									
Total Fungal Structures	1985	12406	100%	4882	30513	100%	146	424004	100%
Debris		3			4			3	
Detection limit	1	6.25		1	6.25		0.05	144.81	
Trace length		16			16			0.208	
FOV diameter		0.5			0.5			0.166	
# traverses		2			2			20	
Air volume		1			1			1	
Length counted		1			1			3.32	
Ratio counted		0.04			0.04			0.0083	
Total area counted		16			16			0.6906	
Multiplication factor		6.25			6.25			2896.2	
Slide diameter		25			25			400	
MF coefficient		100			100			2000	

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Table 7.1d Extended results (Cont'd) % Analysed	Sliding Door Ensuite (10) B2431296		BT 6.0%
	Raw count	FS / cm²	% of total
Pollen			
Fungal Hyphae			
Unidentified spores			
Alternaria			
Ascospores			
Aureobasidium			
Aspergillus/Penicillium	21	88	81%
Basidiospores	5	21	19%
Bipolaris/Drechslera			
Chaetomium			
Cladosporium			
Curvularia			
Diplodia			
Epicoccum			
Fusarium			
Mucor			
Nigrospora			
Oidium/Peronospora			
Pithomyces			
Rust (Pucciniales)			
Smut/Myxomyces/Periconia			
Scopulariopsis			
Stachybotrys			
Spegazzinia			
Torula			
Tetraploa			
Ulocladium			
Total Fungal Structures	26	108	100%
Debris		1	
Detection limit	1	4.1667	
Trace length		16	
FOV diameter		0.5	
# traverses		3	
Air volume		1	
Length counted		1.5	
Ratio counted		0.06	
Total area counted		24	
Multiplication factor		4.1667	
Slide diameter		25	
MF coefficient		100	

7.2 Methodology and additional information

7.2.1 Analysis of air and surface samples for fungal structures were performed according to the ASTM D7391-20 and ASTM D7658-17 standards respectively.

7.2.2 Sample identification was performed to the genus level.

7.2.3 Samples were received in good condition unless otherwise stated.

7.2.4 This analysis relates only to the samples provided and mentioned in this report.

7.2.5 Air samples were collected using Air-O-Cell (Zefon) slit impaction cassettes. Sampling of 75L of air was collected over a 5-minute period at a flow rate of 15L/min unless specified otherwise.

7.2.6 34% of each air sample was read under 400-600x magnification to count fungal structures and identify to genus level.

7.2.7 A minimum of 1 traverse (2% of slide examined) or 2000 spores were counted for each surface sample without excessive contamination.

7.2.8 Surface samples with very high mould levels were analysed by counting random fields under 400x or 600x magnification and calculating the average of the fields. Average counts were then used to calculate FS/cm² based on area counted. For slides counted in this manner "# traverses" means "# fields counted".

7.2.9 Samples with debris ratings of 3 or higher are estimates only as debris may obscure visibility of spores.

7.3 Interpretation of Results

The following guidelines can be used to assess airborne and surface fungal concentrations and types indoors:

Typical indoor Airborne Fungal Spore Concentration Ranges (Ref. f)

Description	Spores (counts/m^3)	Predominant Types
Clean building	Less than 2,000	Total for all spore types
	Less than 700	*Penicillium* , *Aspergillus* , *Cladosporium*
Possible indoor amplification	1,000 – 5,000	*Penicillium* , *Aspergillus* , *Cladosporium*
Indoor amplification likely present	5,000 – 10,000	*Penicillium* , *Aspergillus* , *Cladosporium*
Chronic indoor amplification	10,000 – 500,000	*Penicillium* , *Aspergillus* , *Cladosporium*
Inadequate flood cleanup or active indoor destruction of contaminated surfaces	500,000 – 10,000,000	*Penicillium* , *Aspergillus* , *Stachybotrys* , *Cladosporium* , *Chaetomium* , *Basidiomycetes* , *Trichoderma* , *Ulocladium* , etc.

Total Fungal Hygiene Guide for Indoor Surfaces (Ref. b)

Rating	Total Surface Fungal Spore Concentration
Low	<50 spores/cm^2
Normal	50 to 500 spores/cm^2
Elevated	500 to 1000 spores/cm^2 + prevailing species
Contaminated	>1000 spores/cm^2 + dominant species + Propagules
Extreme contamination	>5000 spores/cm^2 + dominant species + Propagules + confluent spores

7.4 Microscopy Images

Figure 7.4: Microscopy image from Bed #1 Off Inside of Skirting (sample 9). Sample was stained with Lactophenol Cotton Blue and visualised using a Nikon Eclipse Ci microscope. The large structure is typical of an Aspergillus conidiophore, small round spores are aspergillus/penicillium. 200x magnification.

New Life Restorations Australia Pty Ltd

Inspection Report & Findings

Claim ID
MITM-3726010

Claim Date
February 15, 2021

Address
s11C(1)(b) - business information

Policyholder Name
s11C(1)(a) - personal information exception

Adjuster
Defence Housing Australia

Policyholder Phone Number
s11C(1)(a) - personal information exception

Attendance Summary

TEXT NOTES: Attendance Summary

Inspection Report

Type of premises:
Low set 4-bedroom brick veneer with metal roof set on concrete slab

Preamble:
s11C(1)(a) - personal information exception

s11C(1has been cleaning visual mould appearing on surfaces continuously. Visual mould growth more prevalent in ceiling. Concerned areas pointed out - kitchen/family, bedroom 1, ensuite and bedroom 3
- Occupant reported previous leak from cornices and ceiling down lights leaking water during wet weather event
- Ongoing issues with roof as stated by occupant

Causation of Damage/Mould Contamination:
- Leaks into roof ceiling cavity, seem to be the major contributing factor to the high levels of mould growth within ceiling cavity.
- Positive air pressure within ceiling space causing contaminated air to flow into and heavily cross contaminate internal living spaces beneath.
- There is a large fish tank in the family room, which may be a contributing factor to the higher levels of relative humidity found internally, leading to a more conducive environment for mould or microbial growth.

Inspection Observations and Details of Damage:
- Premises condition - Property displays a good level of cleanlines. Presence of pets in the property (dogs, cat, fish tank)
- Visual mould in ceiling observed, previously cleaned by occupant, in family room/entrance to hallway
- Condition 2 mould settled spores and airborne mould found throughout property and content surfaces (refer to IECL Analytical Report NM1999)
- Condition 3 visual mould found on occupants contents to varying levels in dining, family, bedroom 1, bedroom 2 and bedroom 3
- Condition 3 visual mould growth found within 3 x HVAC split system air conditioning units
- Condition 3 visual mould growth found on glass pane cover on fish tank. A temporary fan in use on top of the fish tank also with heavy visual mould growth.

- Condition 3 heavy visual mould to picture frame and backing hanging near fish tank
- Conditon 3 visual mould growth to alfresco ceiling believed to be from water ingress into ceiling cavity (leak requires repair)
- Condition 3 visual mould growth to external eaves back of garage near bedroom 4, believed to be from gutter overflow issue

Affected Area Details:
- Bedroom 1; nylon cut pile on foam underlay
- Ensuite; tiled
- Bedroom 2; nylon cut pile on foam underlay
- Bedroom 3; nylon cut pile on foam underlay
- Bedroom 4; nylon cut pile on foam underlay
- Lounge; nylon cut pile on foam underlay
- Dining; nylon cut pile on foam underlay
- Family; tiled
- Laundry; tiled
- Bathroom; tiled
- Toilet; tiled
- Hallway; tiled
- Entrance; tiled
- Garage; concrete

Recommendation for Works To Be Carried Out and Reasons

1) Mould remedial clean to 3 x HVAC splits. Visual mould within casings
Note : Recommend replacing unit in living room as near expiry instead of cleaning, this unit also has had a rough repair on damaged cold pipe lagging in ceiling space. This may be causing a condensation drip issue into back of bedroom 1 robe where mould found. (see results test sample #7 and #8)

2) Replace 2 skirting sections in bedroom 1 robe. Mould remediation required to property before reinstatement.
Note: Visual mould growth on back side of skirting board found (see results test sample #9)

3) Remove affected hallway skirting and plasterboard wall base outside Laundry. Mould remediation required to property before reinstatement.
Note: Visual water damage and deterioration to skirting.

4) Remove skirting 3 sides of walls backing onto ensuite shower, if mould found then wall sections for removal/remediation and subsequent replacement
Note: Minor visual damage/separation from wall in this area

5) Re-seal cornice gaps/separations from wall edge in above the ensuite shower
Note: Ceiling air leak from roof space and possible minor water ingress from ceiling during rain

6) Replace all downlights with sealed version of downlights through out property
Note: Air leaking contamination from ceiling space. (see results test sample #5)

7) Remove/replace ceiling insulation batts
Note: All sections under ridge capping and valley gutter directly affected with visual damage, dirt, water depressions and contamination beneath ridge capping and valley gutters. (see results test sample #5)
8) Replace mould affected eave panels down L/H side of house
Note: mould affected from gutter leak

7) Replace ceiling panel section in alfresco area
Note: Investigate possible roof leak and repair as required, prior to repair of alfreso ceiling

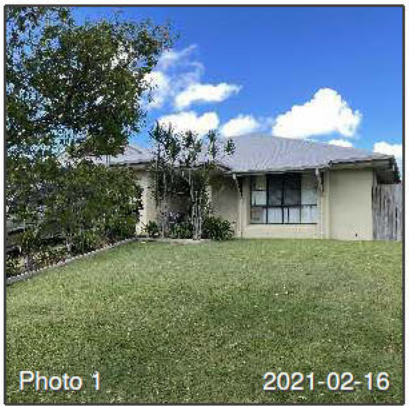
8) Mould remediation clean to all horizontal and vertical surfaces inc all cupboards and fixtures
Note: Property to be empty of all contents/furniture prior to remediation works

- Please advise if a scope of works quotation is required for the above recommended remediation works.

Note:
- Tenants contents require mould remediation prior to transport and re-instatement into new property. A separate scope of works quotation will be submitted for review. (NLR Quote 1396)

Exterior, Outside Mould Locations

OVERVIEW PHOTOS: Exterior, Outside Mould Locations



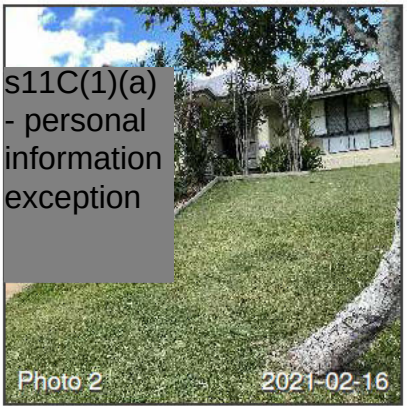



Photo 4
2021-02-16


s11C(1)(a) - personal information
Photo 5
2021-02-16


s11C(1)(a) - personal
Photo 6
2021-02-16

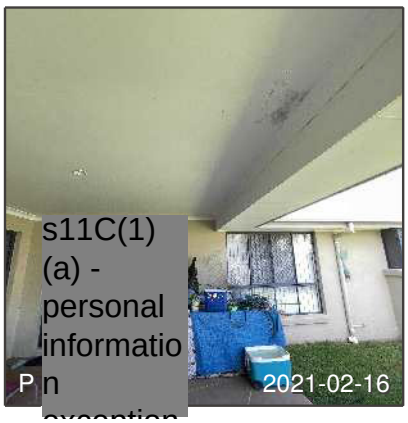

s11C(1)(a) - personal information exception
2021-02-16


Photo 8
2021-02-16


s11C(1)(a) - person
Photo 9
2021-02-16


s11C(1)(a) - personal
Photo 10
2021-02-16


s11C(1)(a) - personal
Photo 11
2021-02-16


Photo 12
2021-02-16

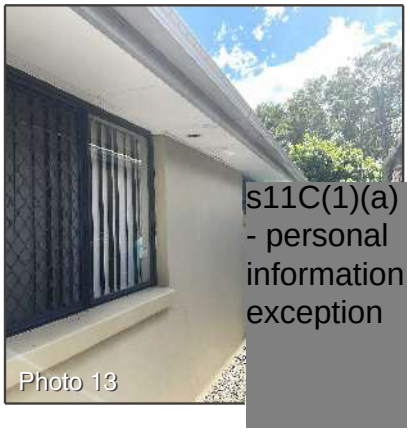

s11C(1)(a) - personal information exception
Photo 13


Photo 14
2021-02-16


Photo 15
2021-02-16

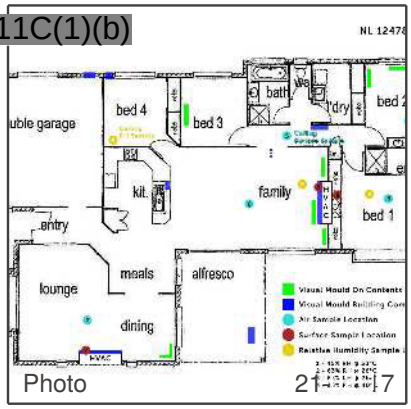
Inside 62 and 65%, Outsite 45%, Ceiling 45%

OVERVIEW PHOTOS: Inside 62 and 65%, Outsite 45%, Ceiling 45%

Mudmap

OVERVIEW PHOTOS: Mudmap

s11C(1)(b)



Lounge/Dining Room

OVERVIEW PHOTOS: Lounge/Dining Room

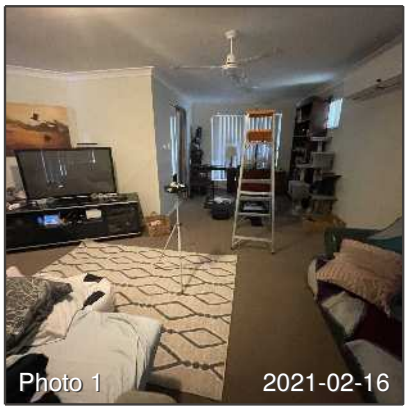
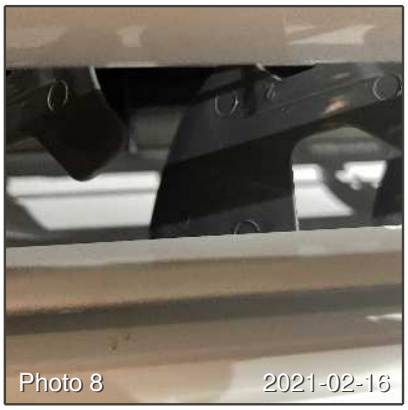



Photo 7
2021-02-16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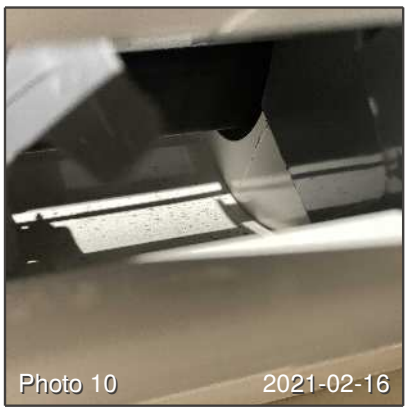
2021-02-16


Photo 9
2021-02-16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2021-02-16


Photo 11
2021-02-16

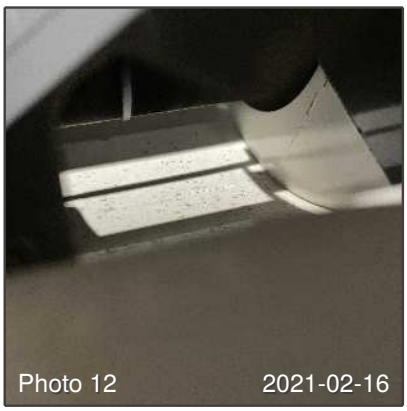


Photo 12
2021-02-16


Photo 13
2021-02-16

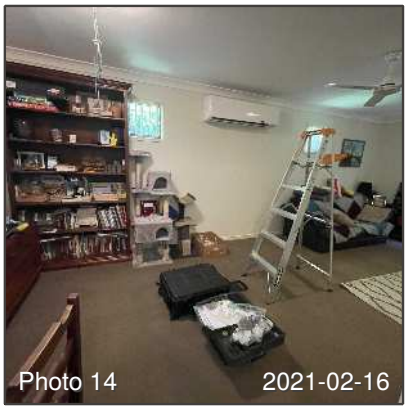
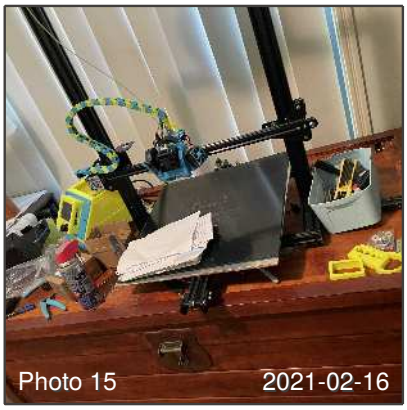


Photo 14
2021-02-16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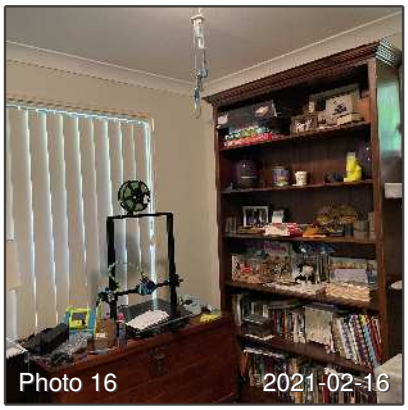
2021-02-16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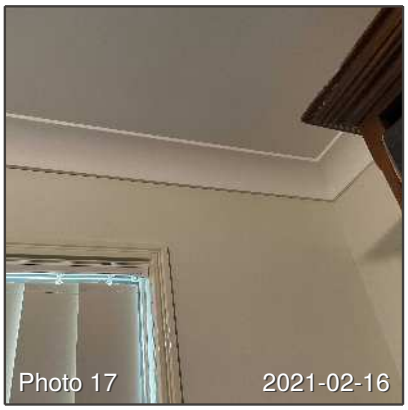
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Photo 18
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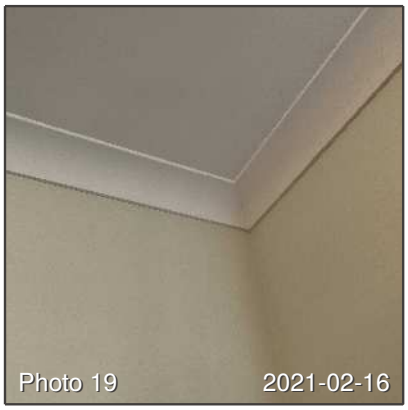
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Photo 20
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Photo 21
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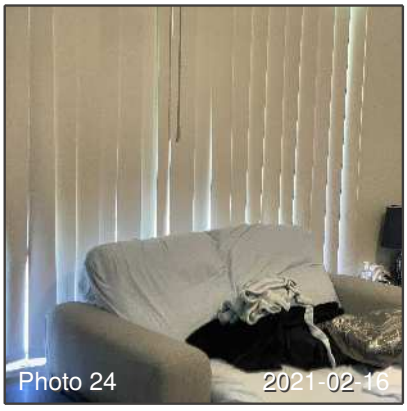
Photo 22
2021-02-16


Photo 23
2021-02-16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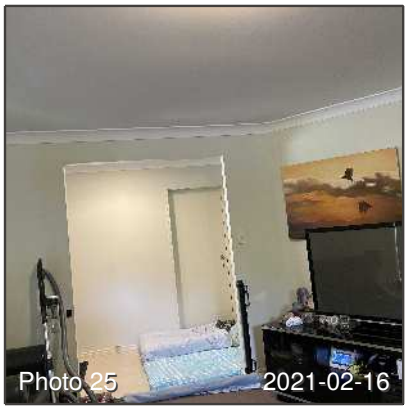


Photo 25
2021-02-16


Photo 26
2021-02-16


Photo 27
2021-02-16

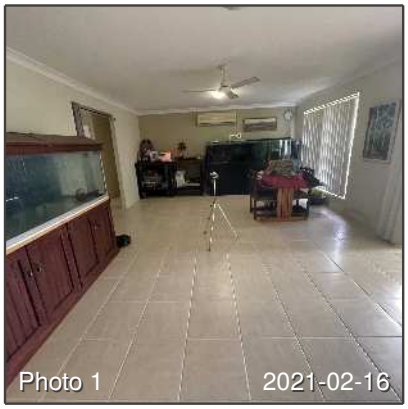

Photo 28
2021-02-16

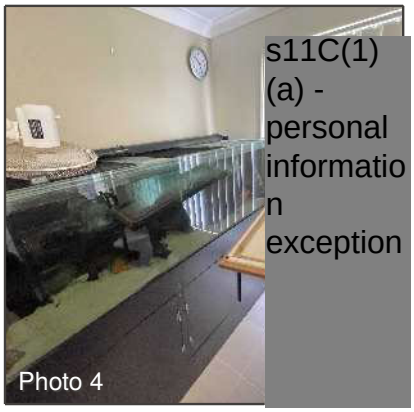

Photo 29
2021-02-16


Photo 30
2021-02-16

Family

OVERVIEW PHOTOS: Family





s11C(1)(a) - personal information exception

Ceiling Space

OVERVIEW PHOTOS: Ceiling Space


Photo 7
2021-02-16


Photo 8
2021-02-16


Photo 9
2021-02-16


Photo 10
2021-02-16


Photo 11
2021-02-16


Photo 12
2021-02-16

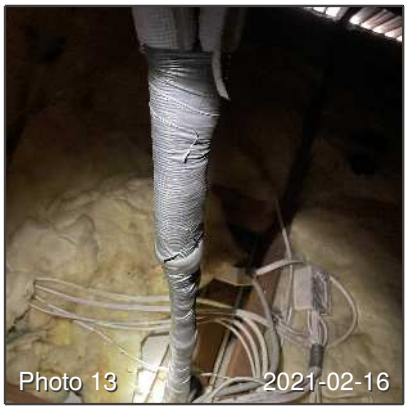


Photo 13
2021-02-16


Photo 14
2021-02-16


Photo 15
2021-02-16


Photo 16
2021-02-16


Photo 17
2021-02-16


Photo 18
2021-02-16


Photo 19
2021-02-16


Photo 20
2021-02-16

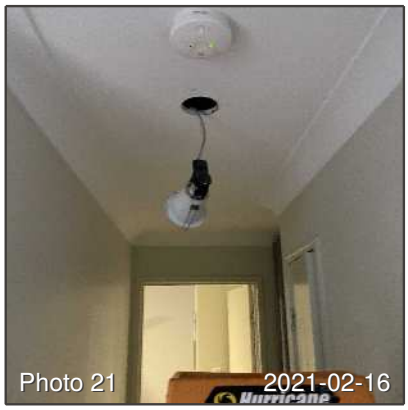

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Photo 22
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Photo 23
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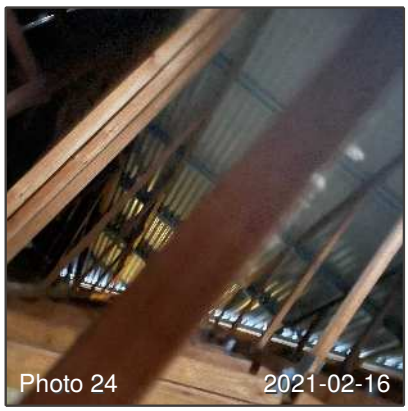
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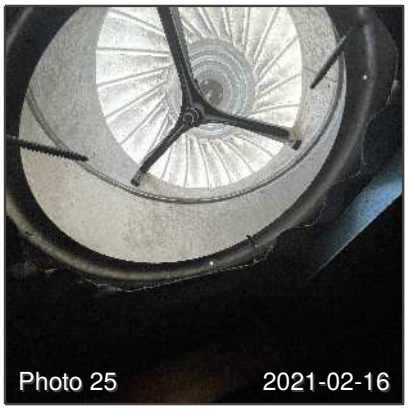
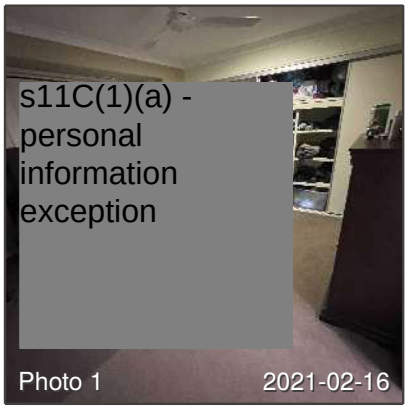
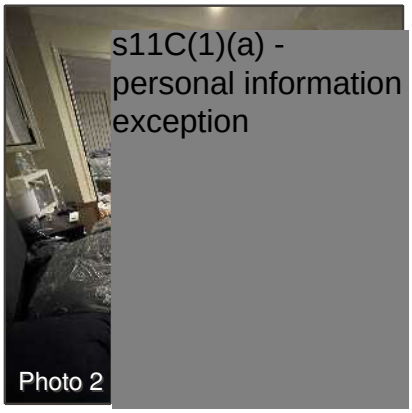


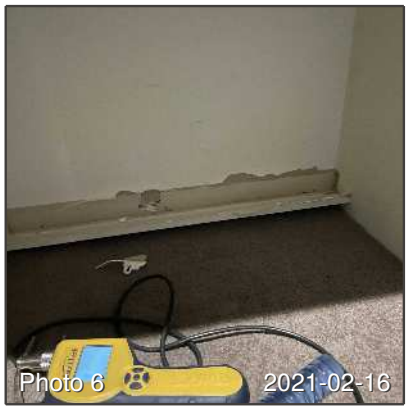
Photo 25
2021-02-16

Bedroom 1& Ensuite

OVERVIEW PHOTOS: Bedroom 1& Ensuite







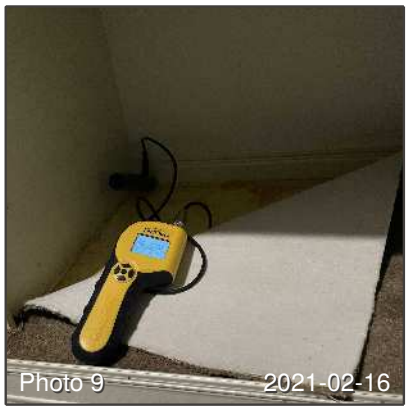
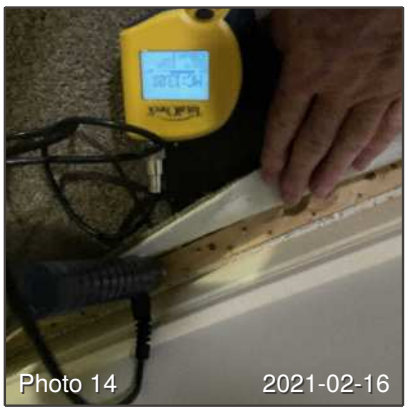



Photo 10
2021-02-16


Photo 11
2021-02-16


Photo 12
2021-02-16


Photo 13
2021-02-16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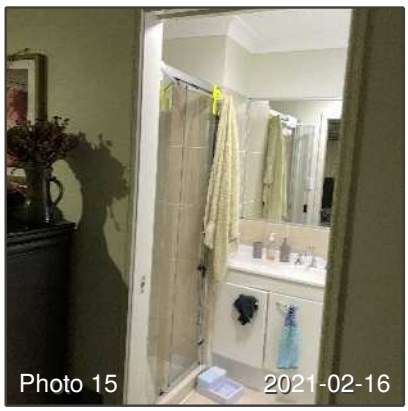
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Photo 16
2021-02-16

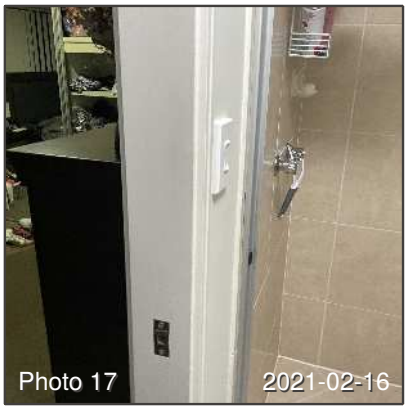
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Photo 18
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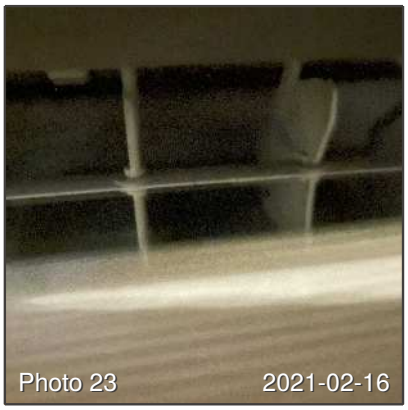
Photo 19
2021-02-16

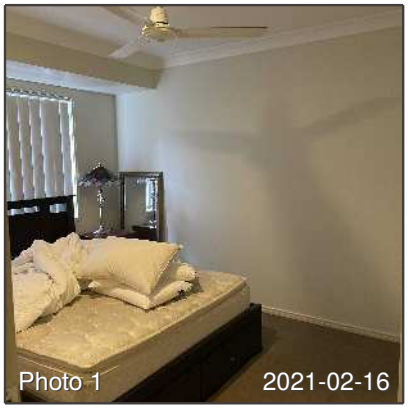

Photo 20
2021-02-16

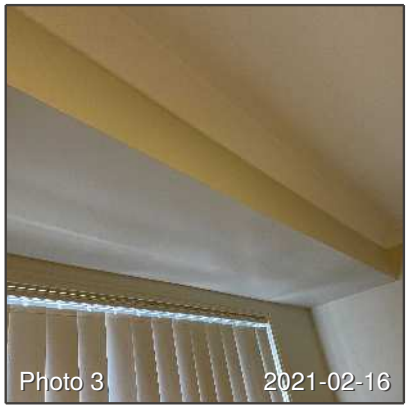

Photo 21
2021-02-16

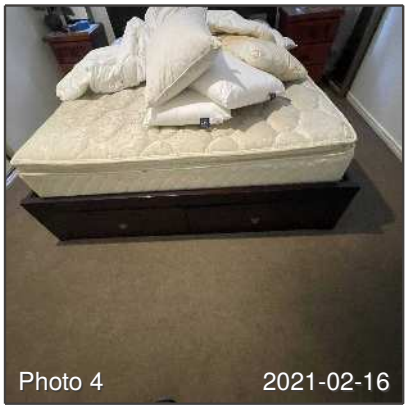


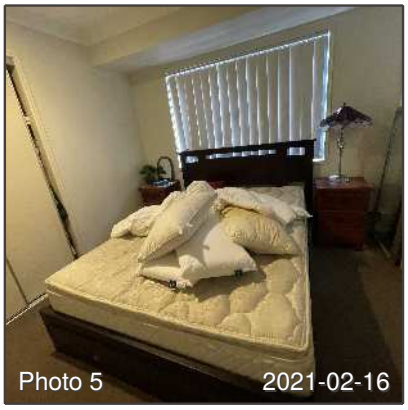
Bedroom 2

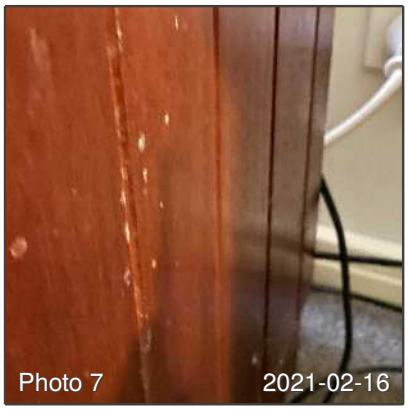
OVERVIEW PHOTOS: Bedroom 2







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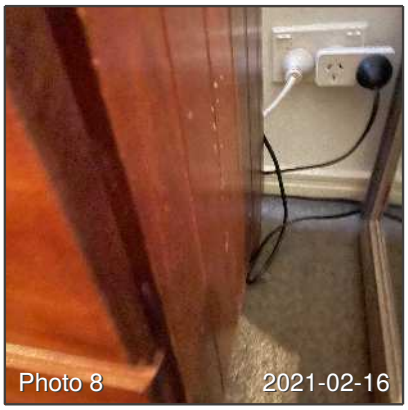
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Photo 9
2021-02-16


Photo 10
2021-02-16

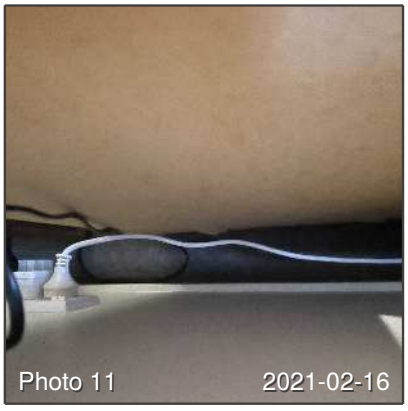
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Photo 12
2021-02-16

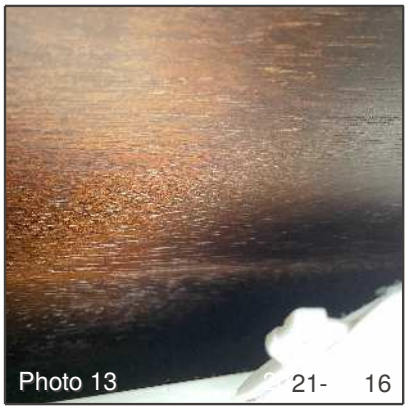


Photo 13
21- 16


Photo 14
2021-02-16

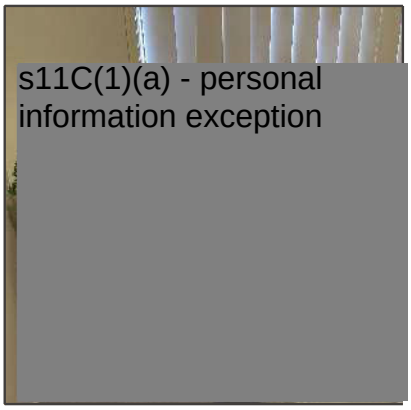
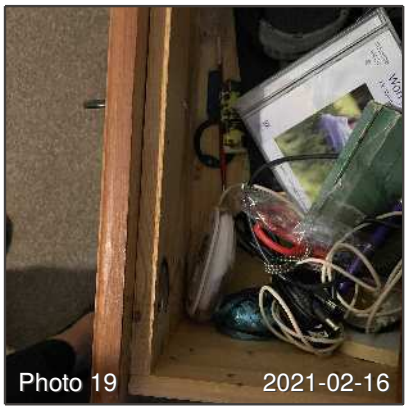
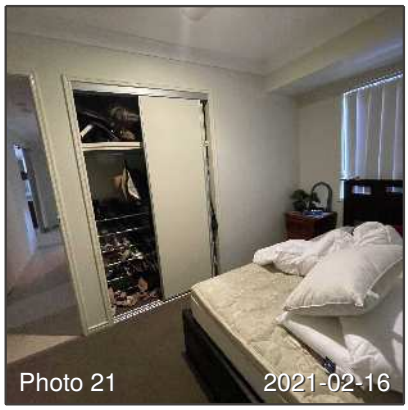

s11C(1)(a) - personal information exception


Photo 16
2021-02-16

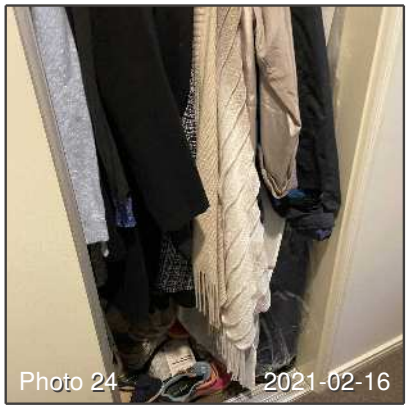

Photo 17
2021-02-16

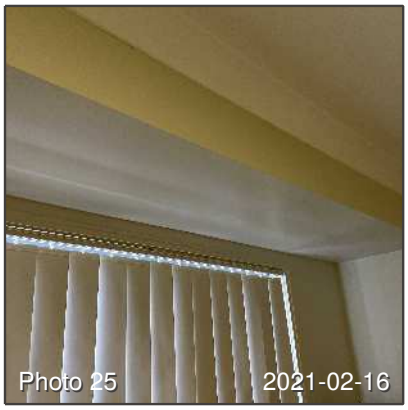

Photo 18
2021-02-16





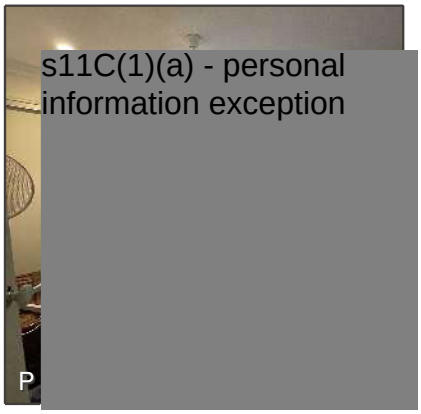
s11C(1)(a) - personal information exception

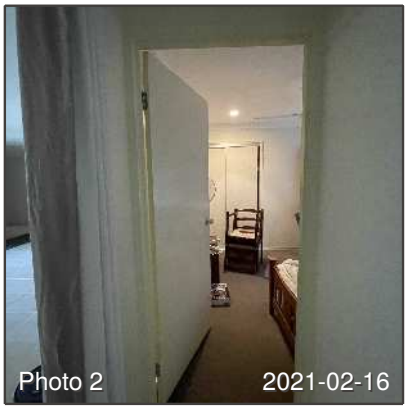


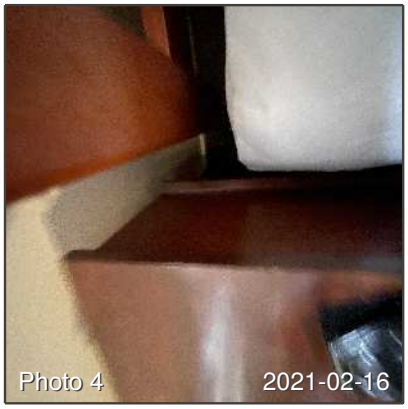


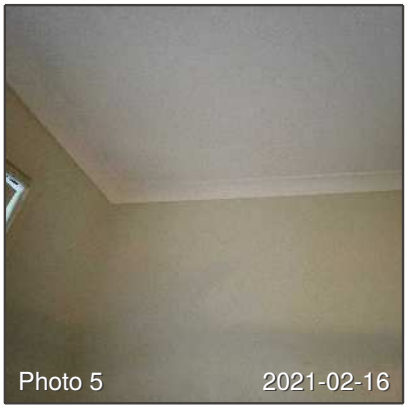
Bedroom 3

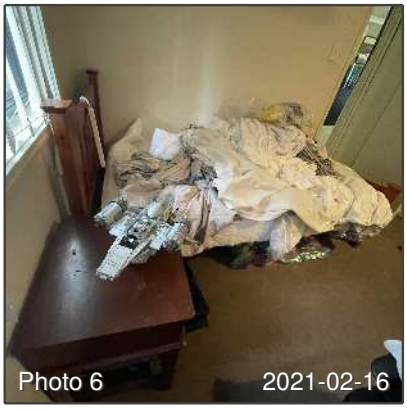
OVERVIEW PHOTOS: Bedroom 3

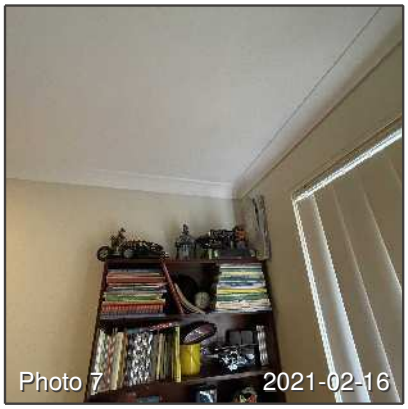




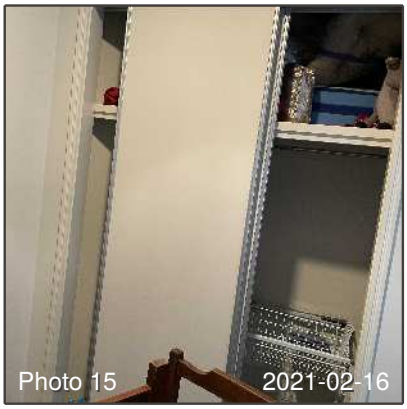






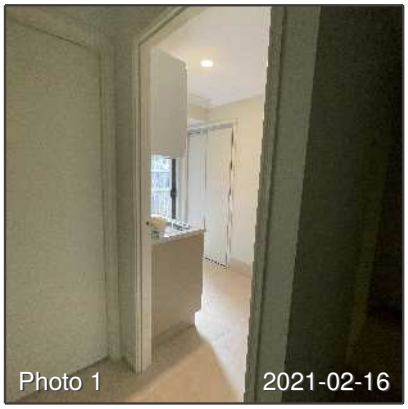


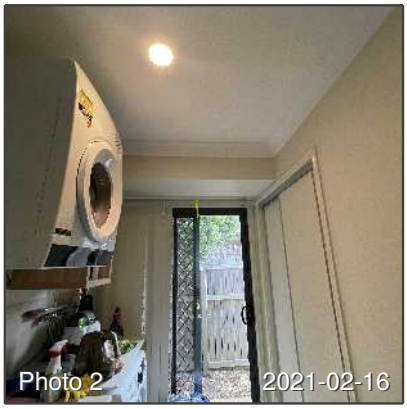
s11C(1)(a) - personal information exception

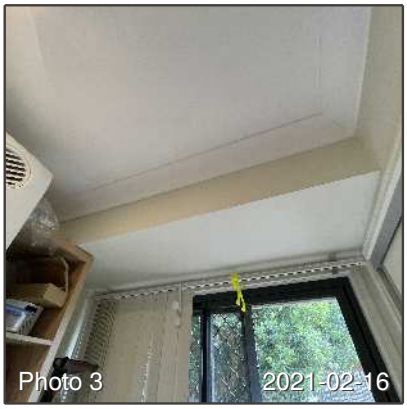


Laundry

OVERVIEW PHOTOS: Laundry

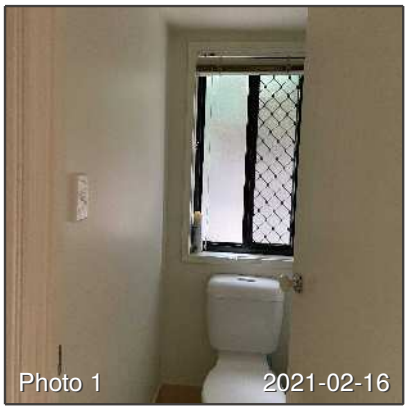


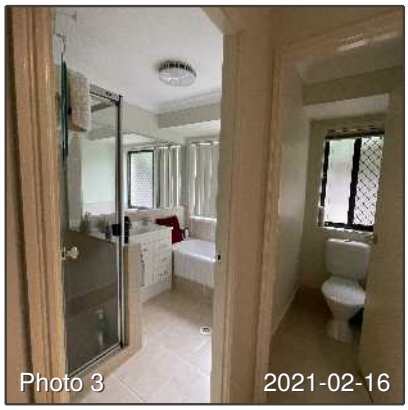


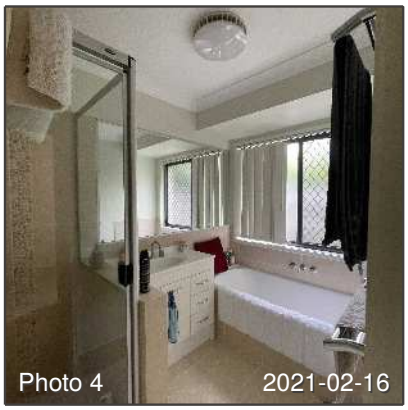


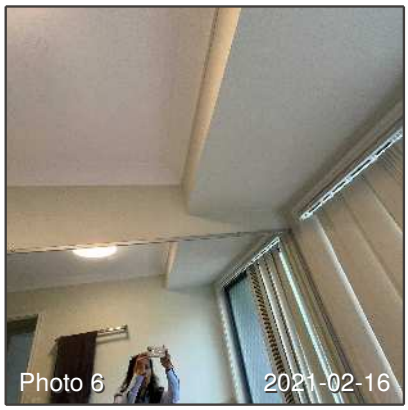
Main Bathroom & Toilet

OVERVIEW PHOTOS: Main Bathroom & Toilet



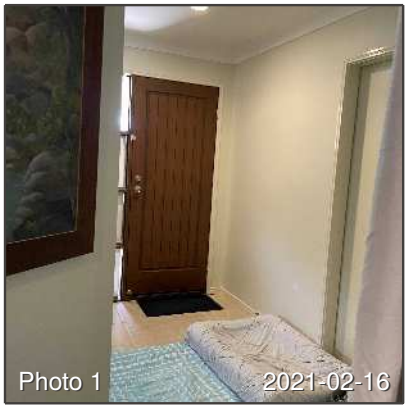






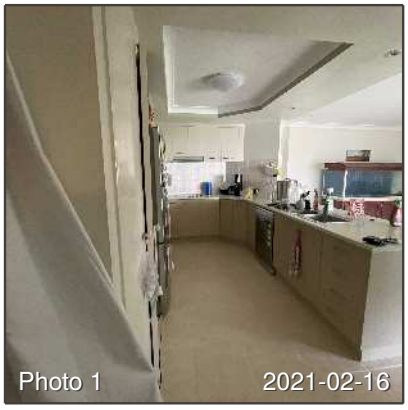
Entrance

OVERVIEW PHOTOS: Entrance



Kitchen

OVERVIEW PHOTOS: Kitchen



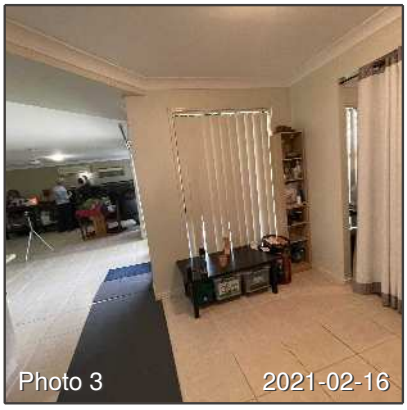



Photo 4
2021-02-16


Photo 5
2021-02-16


Photo 6
2021-02-16


Photo 7
2021-02-16

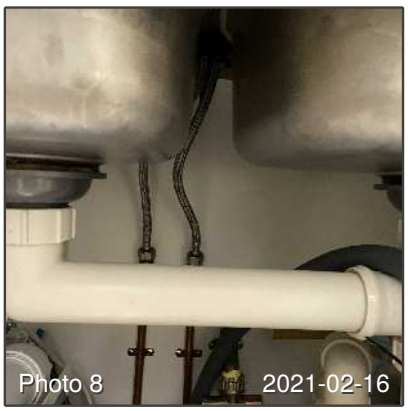


Photo 8
2021-02-16


Photo 9
2021-02-16


Photo 10
2021-02-16

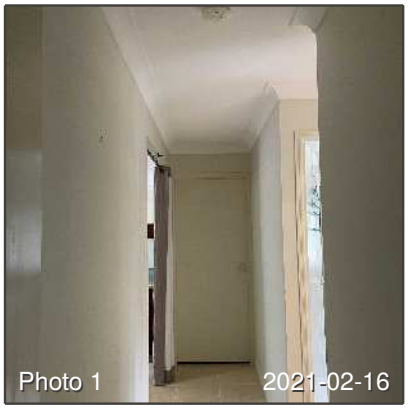

Photo 11
2021-02-16


Photo 12
2021-02-16


Photo 13
2021-02-16

Hallway

OVERVIEW PHOTOS: Hallway



s11C(1)(b) - business information

NL 12478