INSPECTOR GROUP PTY LTD

https://inspectorgroup.com.au/
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Building Surveyor
WA Building Surveyor: Registration Number 2194
Registered Master Inspector (Master Inspector Association Australia)
Inspect for and Report on Timber Pests - CPPPMT3008
Control Timber Pests - CPPPMT3010

Mob: 0414 607 240

Summary

Client(s): **Steel Framed House Sample Report**
Property address: **Sample Street**
Inspection date: **Tuesday, November 11, 2014**

This report published on Thursday, March 2, 2023 3:19:37 PM WDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

Major Defect	Involves significant amount of money for the repairs but is not a major structural defect in terms of the standard REIWA clause 7.6
Major Structural Defect	Section Nr. 7.6 of the Standard REIWA Contract: Further deterioration of the building structure
Safety or Health Hazard	Unsafe Conditions (Fire Hazards or other Safety or Health Issues)
Defect	Other than a major structural defect - General Maintenance- Can be expected
Further investigation	A further investigation by a specialist is required (Usually before settlement takes place) !
Info	Info
Infestation	Evidence of infestation of wood destroying insects, termites or organisms (Live or dead insect bodies, fungal growth, etc.)
Damage	Damage caused by wood destroying insects, termites or organisms (Rot, carpenter ant galleries, etc.)
Conducive conditions	Conditions conducive for wood destroying insects, termites or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

2 concerns have cost estimates totaling A$30,000.00

STRUCTURALLY SOUND

2) ***Major Structural Defect*** - This section reports evidence of structure defects in the condition of the structural elements that was observed-
The building is not structurally sound:

This section should be corrected:
Roof structure:
Is not structurally sound

Reefer to Section Nr. 7.6 of REIWA Contract
Further deterioration of the building structure.

There was also a termite infestation found to the steel-framed house. The infestation has occurred in the plasterboards

Did You sign a REIWA Contract?
Section Nr. 7.6 of your REIWA Contract

" Structural defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Structural defects do not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc, general maintenance, or spalling of masonry, fretting or mortar rusting

ROOF FRAME

9) *Major Structural Defect* - The roof is constructed using a combination of cold-formed lightweight metal trusses, with clay tiles over. Some roof trusses have been twisted due to heavy weight of the clay tiles in many locations, and the hip tile grout has cracked due to the possible movement. It will be necessary to provide additional strengthening measures where saggings and bending of the trusses have occurred to avoid possible further sagging and therefore an entire failure of the steel roof frame. It also might be necessary to replace the weight of the roof covering which is heavy clay tile at the moment with a light colourbond to reduce the weight.

The sagging area is near the man hole.
Please note: The steel-framed ceiling battens are not designed to walk on them.
Cost estimate: A$25,000- 30,000

CEILING LININGS

11) *Major Defect, Safety or Health Hazard* - Ceilings in the garage and main living room are noted to have sagged resulting in nail popping. The ceilings also noted to be loose in parts. The ceilings in the garage and living room are therefore deemed defective requiring extensive repair / possible replacement.

AS 4349.1—2007 for Pre Purchase inspections

C2.3.5 The definition of ‘major defect’ includes defects that have to be rectified to avoid the development of unsafe conditions, and thus any defect that is a safety hazard has to be reported as a major defect; however, if in the opinion of the inspector, a defect is a serious hazard to occupants or is about to become a serious hazard to occupants it is considered that the inspector has a professional duty to ensure that the report clearly identifies the hazard in such a manner that it is not easily overlooked by a reader of the report.

MOISTURE

13) *Major Defect* - During the inspection, evidence of structural moisture was detected on the interior wall of the laundry. Such moisture is not typical for buildings of this age and construction style and requires further investigation. It is possible that there has been a failure of the waterproofing membrane located underneath the house.

The thermal imaging photos presented a darker color, indicating the presence of moisture.

Moisture Level:
141 Digits

How to read moisture meters (digits)?
- 40 digits = dry
+40-80 digits = damp
+80 digits = wet
Cost estimate: A$5000-7000

INTERNAL TIMBER PEST INSPECTION CLEARANCE

14) *Further investigation, Infestation, Damage* - Inspection of the internal walls revealed currently active termite attack on the Gyprock wall claddings

Areas were found:

Master bedroom and kitchen area

It's thought that the Genus / Species is: Coptotermes acinaciformis.

Recommendation: This species of subterranean termite has the potential to cause significant structural damage. In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

EXTERNAL TERMITE INSPECTION

15) ***Further investigation, Infestation*** - The inspection revealed an ongoing termite infestation affecting some exterior timber that is in contact with the soil.

Areas were found:
* Timber fence and tree stump

In view of the evidence of active termite activity in the tree stumps and internal wall cladding we recommend that trees and stumps be test-drilled and checked for termite activity.

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Building & Pest- Inspection Report

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Other information:
If you have any questions about the report, please feel free to contact us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

2 concerns have cost estimates totaling A$30,000.00

GENERAL INFORMATION AND CONSTRUCTION STYLE

Inspector's name: Peter Hopfinger
Structures inspected: Yes

1) - General Description of the Property and Site

The building is a single residence. The design of the property is brick and tile. The following materials were used: Concrete footings and ground slab, cavity masonry external walls, single leaf masonry internal walls, a conventionally framed steel roof with tiled cladding.

STRUCTURALLY SOUND

2) ***Major Structural Defect*** - This section reports evidence of structure defects in the condition of the structural elements that was observed-
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This section should be corrected:
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EXTERNAL BRICKWORK/ EXTERNAL AREAS

3) *Defect* - The brickwork of the external walls of the house appeared in good condition with no major deflections/cracks evident at the time of the inspection. The master bedroom room wall of the property has some fine minor cracks above the window.
These are due to natural soil movement and settlement. They are not considered to be problematic. Cracking can normally be repaired by pointing of the mortar using Cockburn “Brickieslite” mixed to recommended proportions. The cracks do not greatly affect the durability or stability of the structure.

FENCING

4) *Defect* - It has been observed that the fences are primarily constructed from timber. However, it is unfortunate to report that the fences are currently in a state of disrepair, ranging from poor to fair condition. It is apparent that significant wear and tear has taken its toll on the timber, with visible signs of rot, warping, and splitting.

It is highly recommended that repairs or replacement of the timber fences be carried out as soon as possible. In cases where repairs are feasible, they should include the replacement of any rotten or damaged sections of timber and the reinforcement of any weak areas. On the other hand, if replacement is deemed necessary, consideration should be given to the use of more durable materials such as Colorbond or steel.

Photo 4-1

Photo 4-2

Photo 4-3

RETAINING WALLS

5) *Info* - It was determined that the retaining wall located in the rear area of the property is currently in an acceptable condition. There was no evidence of major leaning or cracking that could compromise the stability of the wall in the short term.

While the retaining wall appears to be structurally sound at present, it is important to note that regular maintenance is crucial to ensure its continued stability. This may include monitoring for any signs of deterioration, such as cracking or erosion and addressing these issues promptly to prevent any further damage.

RUST AND CORROSION

6) *Info* - The inspection did not find any significant rust or corrosion that could threaten the stability of the dwelling in the foreseeable future. Additionally, all load-bearing lintels that were visible during the inspection were free of any major rust that could compromise their ability to support weight

DOWNPIPES/ GUTTERS

7) *Info* - Gutters and downpipes are in satisfactory condition.
Gutters appear adequately secured and sufficient downspouts are present to handle roof drainage. No rust or corrosion was visible inside the gutters. Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia. Recommendations: Have gutters cleaned and assessed by a plumber for adequate fall. Also regularly clean to prevent ponding. Ponding water will contribute to rust.

ROOF COVERING

8) *Defect* - The clay roof coverings were found to be in good condition during the inspection. However, visible undulations were observed on the roof, which are likely caused by structural defects in the steel roof frame. The valley metal's overall condition is deemed fair. It is recommended that leaves be cleared from the roof to prevent water overflow.

Photo 8-1

Photo 8-2

ROOF FRAME - *Section cost estimate: A$25000*

9) *Major Structural Defect* - The roof is constructed using a combination of cold-formed lightweight metal trusses, with clay tiles over. Some roof trusses have been twisted due to heavy weight of the clay tiles in many locations, and the hip tile grout has cracked due to the possible movement. It will be necessary to provide additional strengthening measures where saggings and bending of the trusses have occurred to avoid possible further sagging and therefore an entire failure of the steel roof frame. It also might be necessary to replace the weight of the roof covering which is heavy clay tile at the moment with a light colourbond to reduce the weight.

The sagging area is near the man hole.
Please note: The steel-framed ceiling battens are not designed to walk on them.
Cost estimate: A$25,000- 30,000

Photo 9-1

Photo 9-2 twisted or bendend due to weight.

Photo 9-3

Photo 9-4

Photo 9-5

Photo 9-6

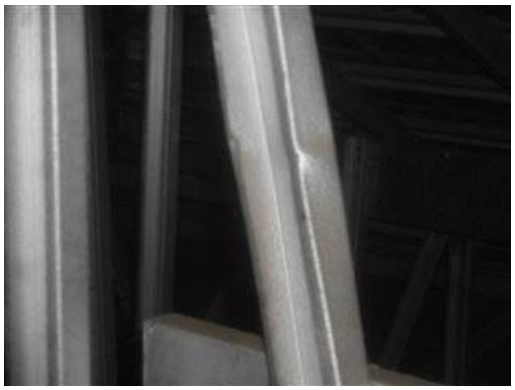

Photo 9-7

Photo 9-8 Not the twisting and buckling of the steel structure

Photo 9-9

Photo 9-10

INTERNAL WALLS

10) *Defect* - During the inspection, a vertical crack above the garage door frame was observed. The crack runs through the brickwork and ranges in width between 0.1 and 0.2 mm. It spans approximately 400 mm in length. In light of this, the steel roof members located above the area were inspected. A steel roof member was found in close proximity to the crack, and significant twisting and distortion of the roof framing was noted, as previously mentioned.

Once the roof framing is repaired, the cracks can be properly addressed by "V" jointing them and then patching them with a flexible filler such as "Polly Filler". The filled fractures can then be sanded down to be level with the wall using a fine grit paper before being painted over.

The internal joinery consists of timber doors in steel frames, and they are generally in good condition.

Photo 10-1

Photo 10-2

CEILING LININGS

11) *Major Defect, Safety or Health Hazard* - Ceilings in the garage and main living room are noted to have sagged resulting in nail popping. The ceilings also noted to be loose in parts. The ceilings in the garage and living room are therefore deemed defective requiring extensive repair / possible replacement.

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CONDITION OF FLOOR

12) *Defect* - A visual examination of the floor level revealed no evidence of any major recent or ongoing foundation movement or subsidence with no significant cracking to the floors that could be indicative of this kind of movement. However, the following item was noted

Whilst there is minor hairline cracking within the tiled floor, this is not of a significant nature and not indicative of any recent or ongoing foundation movement. These conditions may have been caused by moisture changes in concrete floor. Recommend to apply sealant in corners of the shower recces where floor meets the wall to avoid further water entry.

Photo 12-1

Photo 12-2

MOISTURE - *Section cost estimate: A$5000*

13) *Major Defect* - During the inspection, evidence of structural moisture was detected on the interior wall of the laundry. Such moisture is not typical for buildings of this age and construction style and requires further investigation. It is possible that there has been a failure of the waterproofing membrane located underneath the house.

The thermal imaging photos presented a darker color, indicating the presence of moisture.

Moisture Level:
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How to read moisture meters (digits)?
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Cost estimate: A$5000-7000

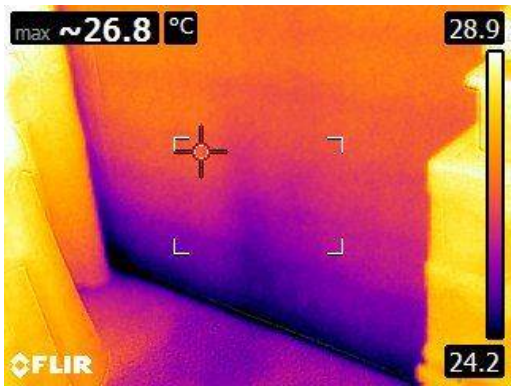

Photo 13-1

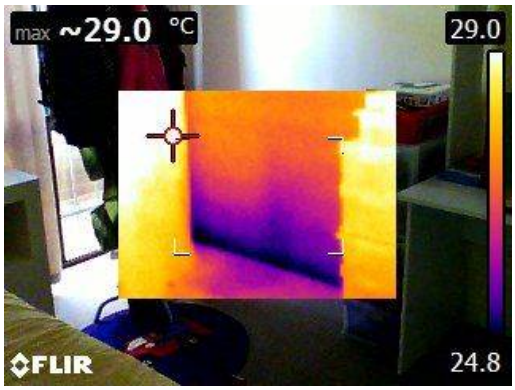

Photo 13-2

Photo 13-3

INTERNAL TIMBER PEST INSPECTION CLEARANCE

14) *Further investigation, Infestation, Damage* - Inspection of the internal walls revealed currently active termite attack on the Gyprock wall claddings

Areas were found:
Master bedroom and kitchen area

It's thought that the Genus / Species is: Coptotermes acinaciformis.

Recommendation: This species of subterranean termite has the potential to cause significant structural damage. In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Photo 14-1

Photo 14-2

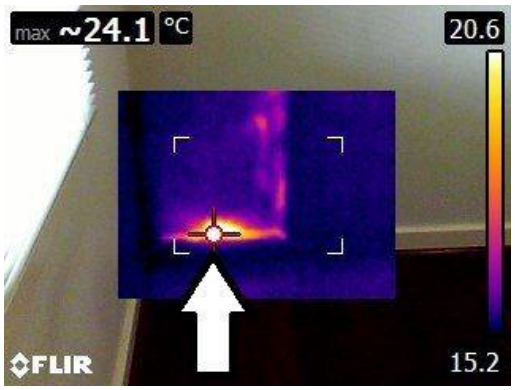

Photo 14-3 Thermal imaging detected the termite activity

EXTERNAL TERMITE INSPECTION

15) ***Further investigation, Infestation*** - The inspection revealed an ongoing termite infestation affecting some exterior timber that is in contact with the soil.

Areas were found:
* Timber fence and tree stump

In view of the evidence of active termite activity in the tree stumps and internal wall cladding we recommend that trees and stumps be test-drilled and checked for termite activity.

Photo 15-1

Photo 15-2 active termites

Photo 15-3

TERMITE BARRIER AND TREATMENT

16) ***Defect*** - There was no visible evidence of previous termite treatment. No active termite protection notice was found in the electrical meter box. There is a high risk that the original termite barrier is not efficient enough to protect the house from termites
Recommend to install chemical non-repellent termite barrier around the house.

CONDUCTIVE CONDITIONS TO TERMITE ATTACK

17) ***Conducive conditions*** - Air conditioning system and hot water system overflows are discharging water adjacent to the structure. Air Conditioning that release water alongside or near to building walls should have overflow piped to a drain as the resulting wet area is highly conducive to termites. Consult a licensed plumber for further advice

Photo 17-1

Photo 17-2

18) ***Conducive conditions*** - Leaky downpipes. Moisture is highly attractive to termite attack.

Photo 18-1

TERMITES: DEGREE OF RISK

19) - The Overall degree of risk to Timber Pest Infestation:

The overall degree of risk of Timber Pest Infestation to this property appears to be High -

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity

to bushland and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner.

NEXT RECOMMENDED TERMITE INSPECTION

20) *Info* - The next inspection to help detect termite attack is recommended in 6 months.
Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.
Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

CONDITION OF THE PROPERTY

21) *Info* - The incidence of defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

ABOVE Average

UNDETECTED STRUCTURAL DAMAGE RISK ASSESSMENT

22) *Info* - However, due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Structural and Termite Damage and Conditions Conducive to Structural Damage was considered.

Low-

Recommendation: Where the risk is considered Moderate or Moderate-High or High, a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed.
This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage und insulation.
In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Thank you again

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