28/10/2021

TERMITE - SITE ASSESSMENT & ADVICE

Client: Karen Mohan

Site Address: 32 Princes Street Hunters Hill NSW 2110

Site Contact **Name:** Karen Mohan
Email: kamohan4@gmail.com
Mobile: 0417 659 418

Report Type: Pest Inspection Report

Date of Inspection (s): 25/10/2021 & 28/10/2021

BRIEF

The Property Inspectors Pty Ltd (TPI) will attend site at 32 Princes Street Hunters Hill NSW 2110.

TPI will carry out a visual pest inspection of the property and will provide a report of our findings to the client.

OUR FINDINGS

Commencing from the front door leading / entry patio.

1. No weep holes were seen along the baseline of the wall within the covered courtyard beneath the timber two-seater chair.

2. There is no expressed damp proof course seen through the external walls.

Left elevation of the garage

3. No obvious termite entry points within the external elevations of the left side of the garage.

4. When assessing the internal elevations of the garage I could see a mud tunnel located within the wall and engaged brick pier approx. 3350 mm from the garage door Due South East elevation. The length was from the floor to the underside of the damp proof course running approximately 100 mm in height before it became concealed within the engaged brick pier.

5. Second possible termite entry point into the garage was within the third brick pillar along the left side of the garage approx. 5 m from the garage door.

6. The entire bottom brick mortar is deteriorating.

7. The rear wall of the garage engaged brick pier, to the left side of the rear door, there is sand and light mud tunnels found in the floor and wall junction and engaged pier junction.

8. The rear garage door, single leaf door and doorjamb has termite damage within the doorjamb head piece.

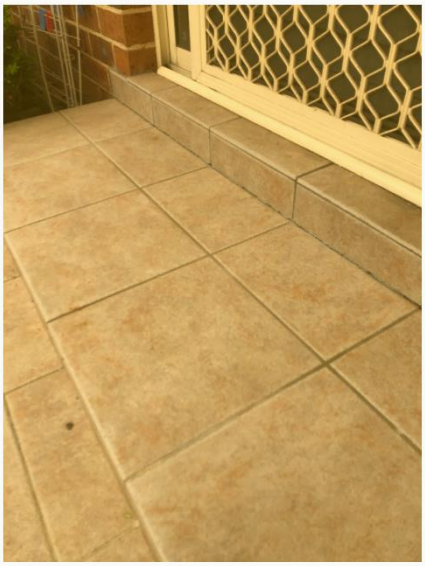
9. Garage doorjamb style is loose and wobbly at the base where the left garage doorjamb meets the garage floor and outside floor tiles.

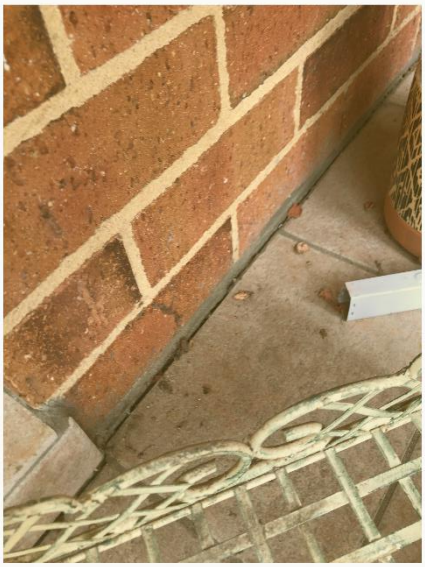
10. No mud tunnelling found but this is adjacent to the pier where the mud tunnelling was found, timber jamb could be affected by wood rot or concealed termite damaged behind the doorjamb.

11. The garage rear single leaf doorjamb has cracked face brickwork, the crack goes through the body of the brickwork above ground and within the subterranean level, this is a concealed entry point for termites.

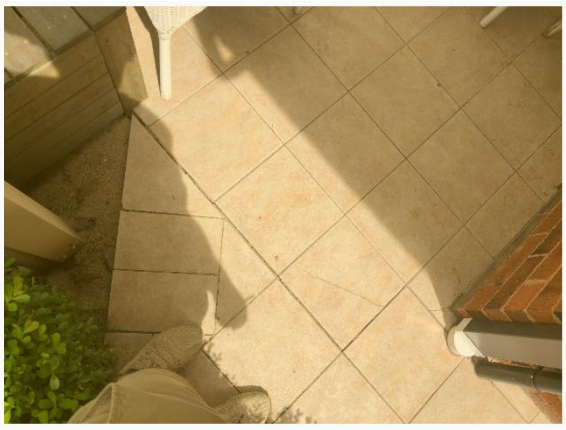
12. Within the rear elevation of the garage, there is a three-step staircase within the landing, prior to the first step on the left-hand side there is a small mud tunnel located between the external floor pavers and face brickwork, this mud tunnel is found in two locations: approximately 150 mm from the step riser and 300 mm from the step riser.

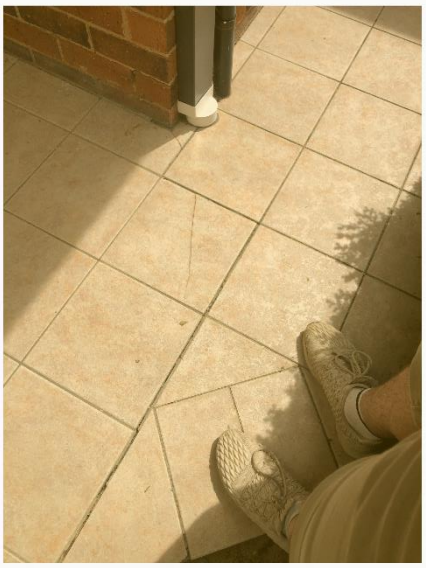
13. Eastern elevation side courtyard concrete step up and sliding door threshold has a crack between the floor tiles and skirting tiles, this is a possible concealed entry point within the settlement of the concrete slab and external wall junction.



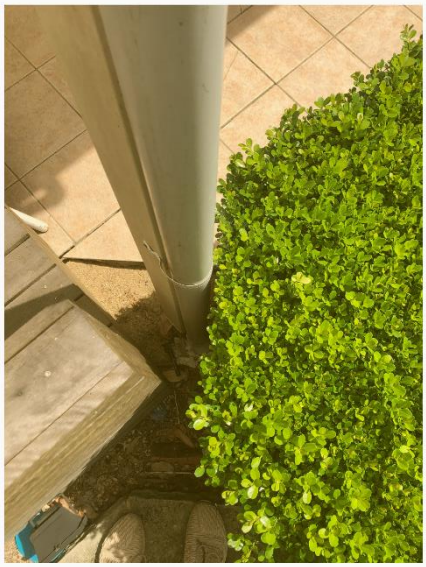


14. Outside elevation covered patio has a concrete slab / pathway leading to the garage, there is an approx. 1 L/M crack within the floor tiles. I assume this is due to old and new concrete being poured not in the one pour, and the crack could be a concealed entry point into the South East corner adjacent to downpipe.





15. Within the Eastern elevation courtyard which has a PVC roof lining, that is drain into a gutter and down a 75 mm PVC downpipe, this PVC downpipe drains directly onto the floor and not in a stormwater line nor pit. Not ideal for pest infestation



16. Within 1 m of the downpipe, there was termite bait station number 17 located beneath the built-in joinery, it was examined to find a mixture of soil and termite mud tunnelling within the bait station.

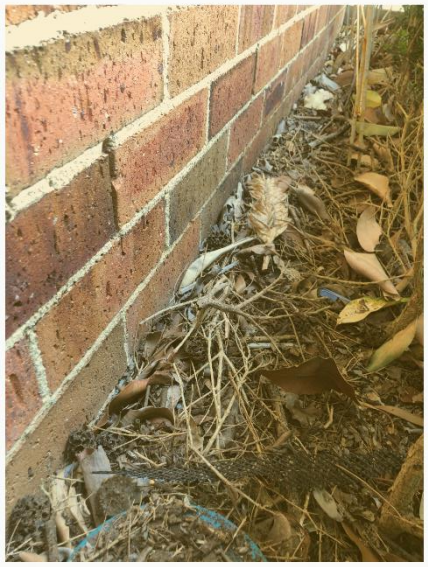
17. The built-in seating beneath the Eastern courtyard is made out of a suspended steel post pier and treated pine timber framing substrate, with cladding that would appear to be a hardwood material with no termite prevention barriers installed, along the perimeter of the seating no termites nor mud tunnel seen, but elevating or cutting back of the bottom course vertical cladding would be recommended to encourage ventilation and daylight to reduce the possibility for subterranean termite infestation which would only result in the timber cladding of the seat being compromised.

18. The Eastern elevation beneath the bedroom window, there is a garden mulch and open porous garden beds hard up against the external wall of the home.
    There is a termite bait station located approximately 2.4 m due south of the living room door, the timber bait within the canister was eaten by approx. 80% by past termite activity, no live termites nor damp soil nor mud seen within this canister.

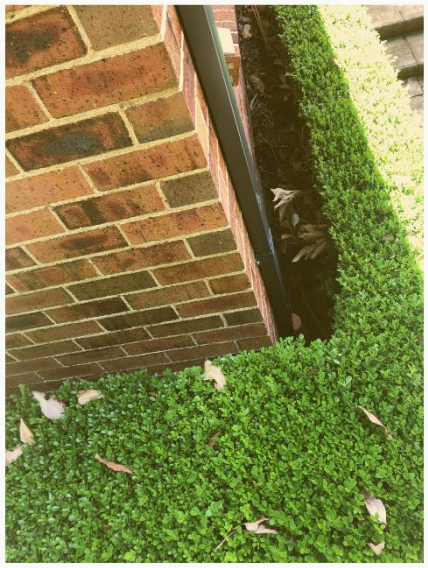
19. Timber pergola was checked and no past nor present damage nor pest activity found.

20. Along the Southern and Eastern elevations rear left corner external walls enclosing the rear bedroom, both have elevated garden beds above the concrete slab and first course brick joint, allowing for a concealed entry point for termites into the cavity of this property.

    Within the second image it is seen what a typical garden bed should look like as I have lowered the garden bed by approx. 100 mm exposing the top of the concrete slab and the first course brickwork lowering the risk for termite entry points into the property.

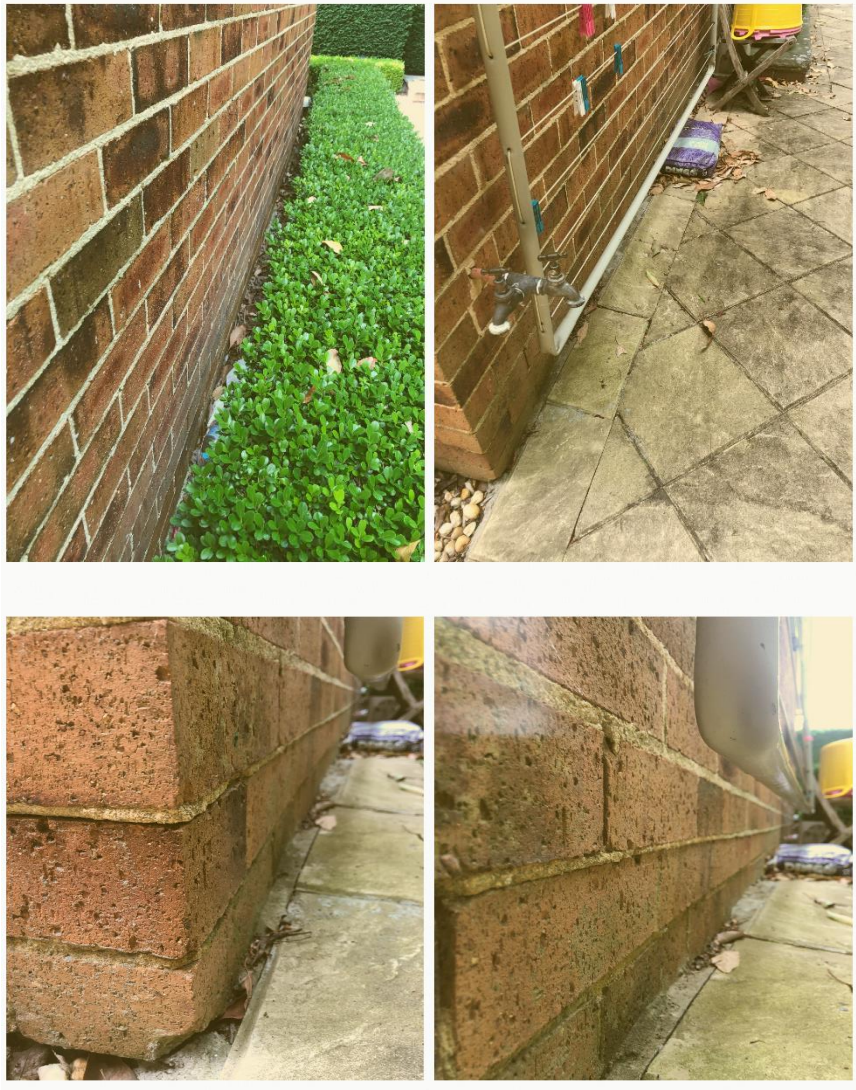


21. Within the back left corner of the home, there is a cut out within the concrete slab behind the hedge/garden bed, there are three orange conduits penetrating the slab and brickwork, above this is a concealed entry point for termites to enter the home.



22. Over the Southern elevation of the home where the garden bed is also concealing the concrete slab and brick course junction allowing a concealed entry point for termites into the cavity.

23. Within the rear elevation/Southern wall Due West, the pavers beneath the clothesline should be lowered to expose or express the concrete floor of the house and first course of brickwork to eliminate any concealed entry points into the cavity walls of the home.



24. Along the entire Western elevation of the home, it is an open and porous pathway lined with pebbles.

    The floor is moderately level with a slight slope back towards the home, meaning that there is a moist and damp pathway along the entire Western elevation of the property.

    The pebble lined pathway is installed concealing the house slab ground and external face brickwork.

25. When assessing the rear Southern wall of the home, I can see that there has been a differential movement between the second course brickwork and the third course brickwork where the damp proof course is and where the termite barrier is installed within the cavity.

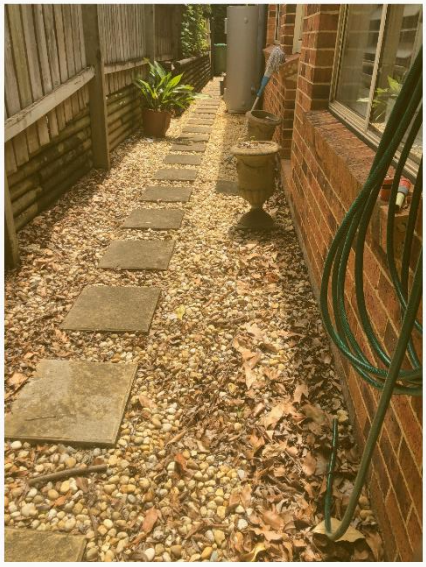
    When there is differential movement within masonry walls, it is common to find that damp proof course and the termite barrier course has been compromised within the cavity which would result in a clear passage for a termite to enter the internal cavity walls of the building.

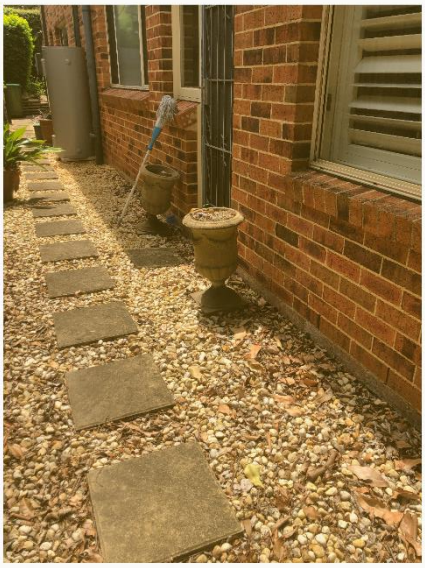
26. The Western elevation of the property has an open porous pathway lined with pebbles and soil substrate.

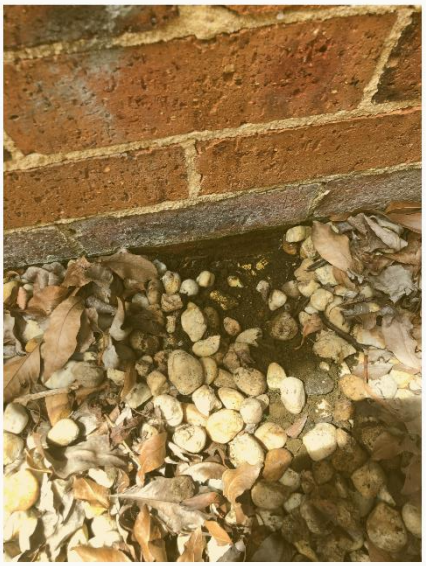
27. The gradient of the land has a slight fall towards the property, resulting in the moisture from the right side neighbour being directed towards this property which encourages dampness and moisture along the entire Western elevation of the home.

28. With the pebbles being installed along the entire Western elevation to a height which conceals the house slab on ground and first course brickwork, this allows for a concealed entry point for termites into the property.

29. Lowering of the path and pebble lined pathway is recommended to expose the house slab on ground and first brick course junction.

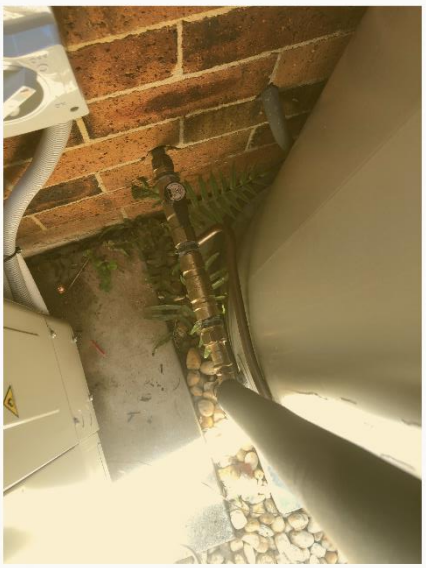




30. Along the Western elevation there are two items that generate moisture; a hot water system which has its overflow and relief valve draining directly onto the floor, together with the air conditioning compressor condensation overflow pipe draining directly onto the floor, this will create dampness within the local area which will attract termites and elevate the risk of pest infestation and entry into the property.

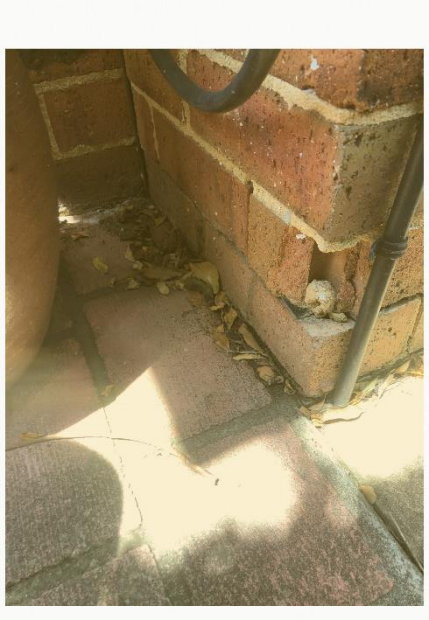
31. All discharges of moisture should be directed and plumbed into the adjacent down pipe located between the hot water system and sewer stack.

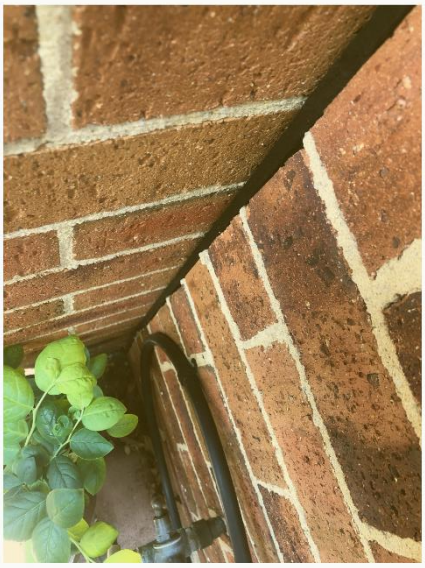



32. Along the Western elevation, there is an electrical meter box, within the electrical meter box there is no sticker confirming previous pest inspections nor treatment plans nor barriers installed to the original build or ongoing for maintenance.

33. In the front right corner of the house, there is differential movement within the external corner of the building, this shows a possible failure within the damp proof course and termite barrier installation within the cavity of this building.

34. Within 500 mm from this location, there is a vertical control joint within the external face brickwork - this is a prime location for termite entry into the property beyond the dampproof course installation and beyond a concealed termite barrier mesh or treatment applied to the wall cavity.

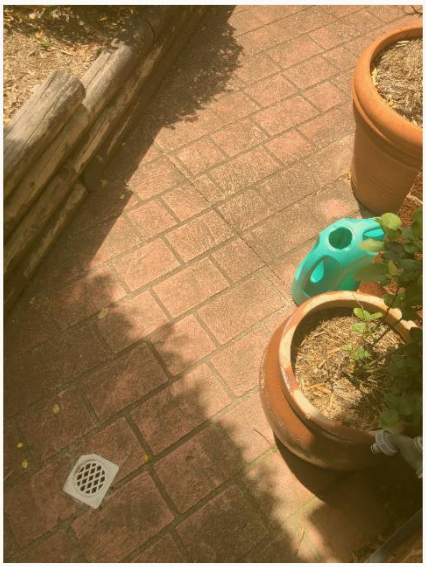




35. Within the street elevation of the home Due North, there is a concrete slab on ground hard up against the external walls of the property, the concrete driveway and slab on ground pathways all encourages water to strike up and pool against the external walls of the home.

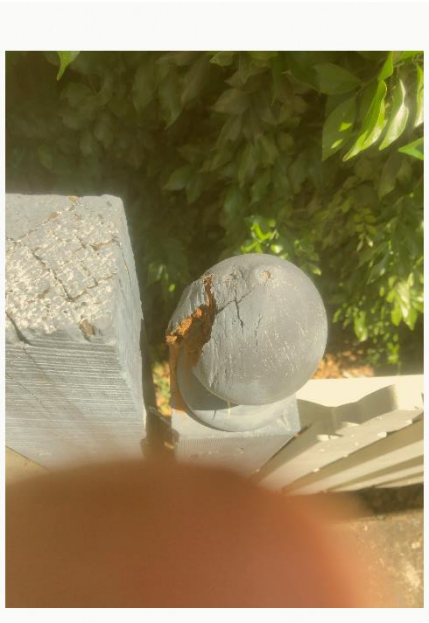
    With the concrete slab of the house and first course of brickwork being concealed by the concrete slab, there is a concealed entry point for termites into the cavities of the building, together with possible failures within the damp proof course and termite barrier system installed within the cavities, making this home prone for termite infestation beneath the concrete slab within the street elevation and right side paved area.

36. Along the street elevation/Northern elevation of the home, the concrete pathway is cracked in various locations - termites can travel through the concrete cracks to reach the cavity walls within the street elevation of the home, making their entry point concealed and undetected.



37. Western elevation/Eastern elevation has a treated pine boundary fence with no traces of wood rot not termite activity.

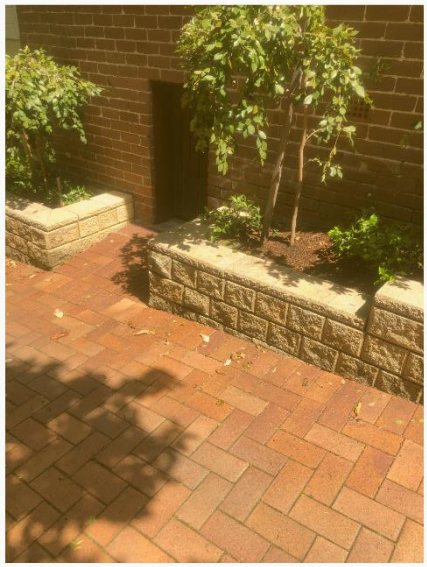
38. The street boundary fence Due East has wood rot in the timber post trimming piece.



39. Within the right side, Due West, the boundary fence is made out of treated pine - no traces of mud tunnels or termite damage to the timber fence nor timber retaining wall.

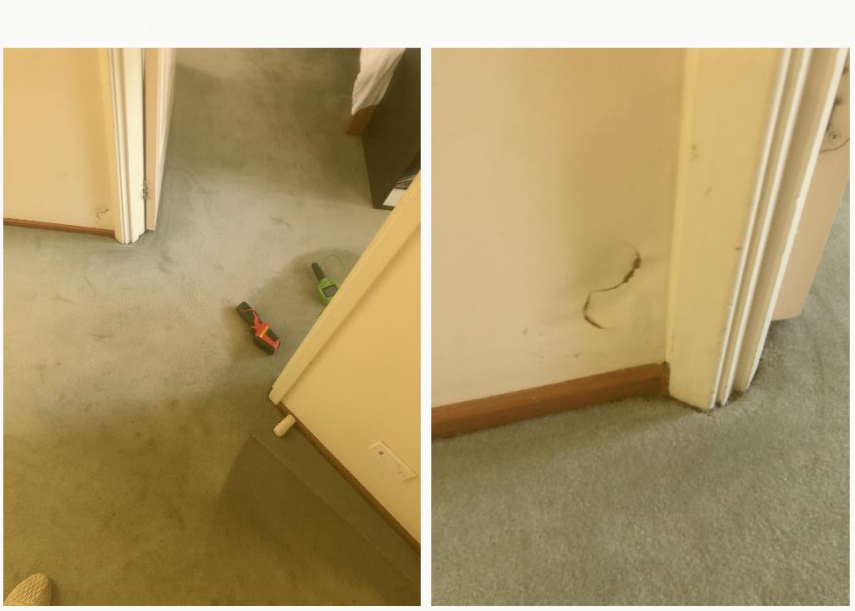
40. I inspected the Southern elevation / rear boundary fence, there was no evidence of any termite activity or wood rot or mud tunnelling within the fence or within the property, I walked through the rear neighbour's property, and I found the entire garden bed lined with a timber mulch, not ideal and t me mindful of this in the future when treatments are being applied to the property

41. In talking with the rear neighbour, she confirms that she has bait stations located around her property which I sighted, and she has a pest inspection carried out every three months, this is consistent for a property that is of high risk nature.

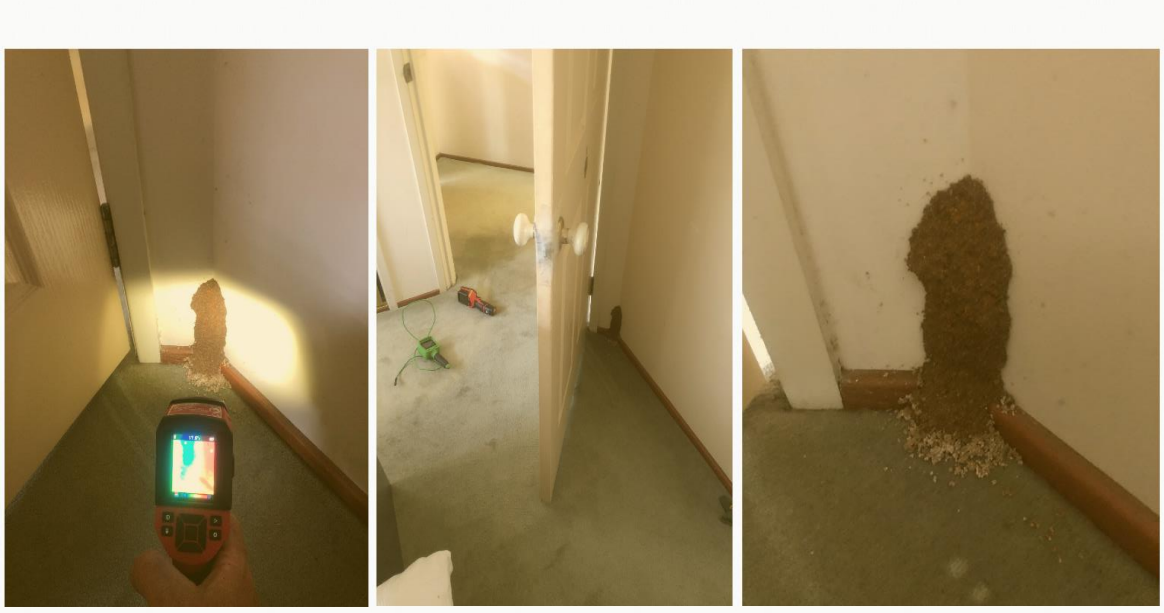


Internals

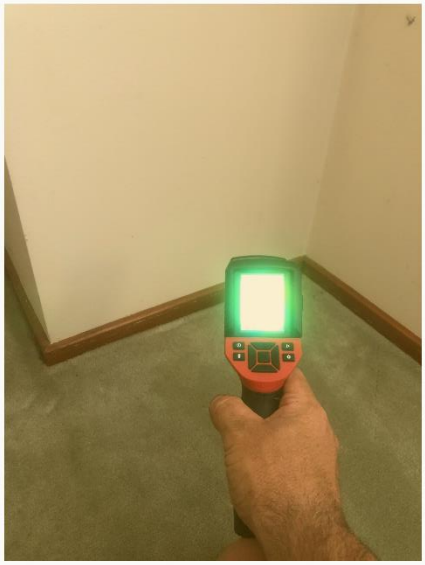
42. Entry wall and ground floor bathroom doorjamb, termite activity within the left and right side doorjambs/door styles.



43. Within the ground floor bedroom, behind the door, there is a termite mound within the internal junction of the plasterboard wall and timber skirting boards.

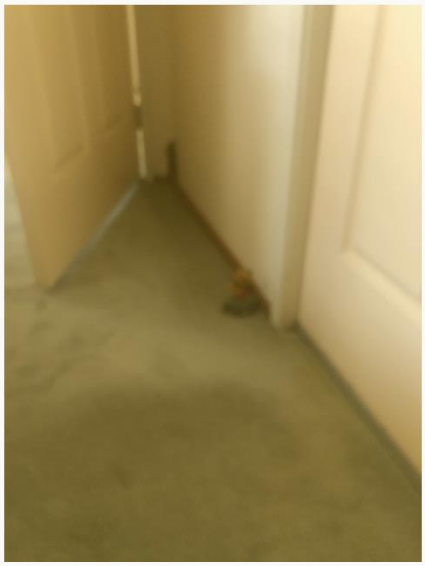


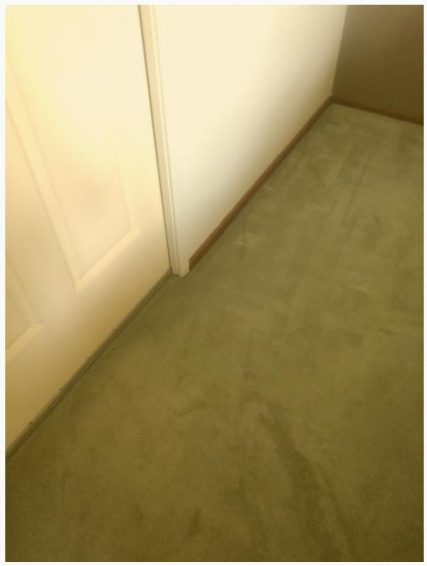
44. Ground floor front bedroom in the North East corner, there are heat readings within the timber skirting boards.



45. Within the ground floor front bedroom, behind the bed wall there was minor traces of heat and energy within the timber skirting boards.

46. Within the wall dividing the bathroom and ensuite, there was a thermal reading within the timber skirting boards and wall frames within 300 mm off the floor running the full length of the wall.





47. Beneath the staircase, there is a two-step landing - in the raised landing area and adjacent to the worn carpet area there is termite tunnelling and mud trails found on top of the timber skirting board.

    Minor readings picked up within the thermal camera above the timber skirting boards and the left and right side of the mud tunnelling.

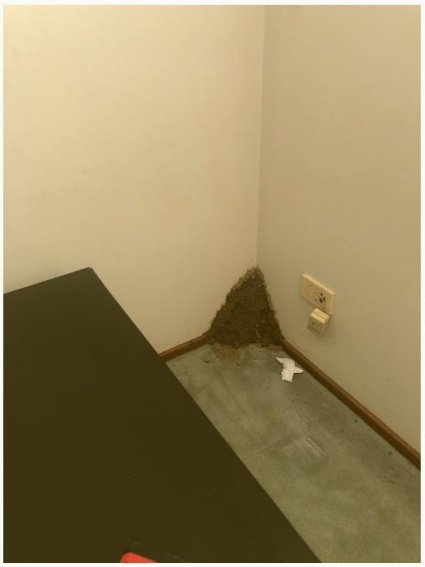
48. In the image above there is a second mud tunnel seen on top of the timber skirting board below the staircase.
    Minor heat reading picked up within my thermal camera assessment

49. Termite mound found in the internal junction of the timber skirting boards below the stairwell/landing.

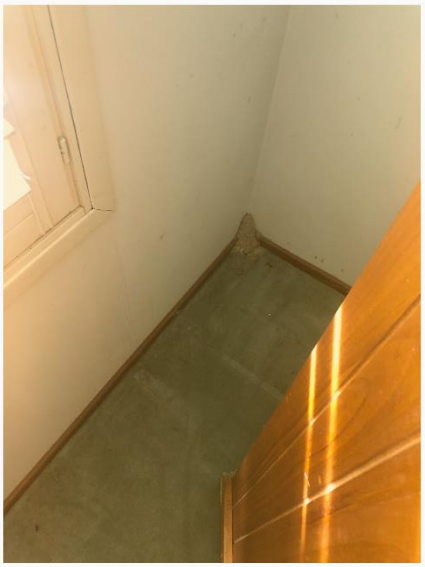
50. No heat found within the timber skirting boards and wall frames in this area.

51. Timber skirting board running below the stairwell has minor traces of heat within the wall frame and timber skirting boards.

52. Within the ground floor, in the back right bedroom internal corner within the South West corner of the bedroom, there is a large termite mound of soil currently located in the timber skirting board and plasterboard wall linings - there were live termites picked up within my thermal camera assessment.



53. A second location was found in the rear bedroom behind the chest of drawers, located to the right side of the window facing West, below are the images taken on the day of my inspection.



54. In the rear bedroom in the North West corner, there was also a second mound of mud tunnelling located over the timber skirting boards, carpeted floor and plasterboard wall linings.

    No thermal reading was picked up by the thermal camera

55. Within the rear right ground floor bedroom within the robe, there was a thermal mass reading picked up within the timber skirting board running the width of the robe.

56. Within the kitchen cupboard, located to the left of the pot drawers, there is soil / mud mount located through four locations within the cupboard, back left corner, in the middle towards the rear of the bottom shelf, back right corner approximately 100 mm from the internal corner, and on the right side of the wall there is a small mount approximately 50 mm back from the face of the carcass.

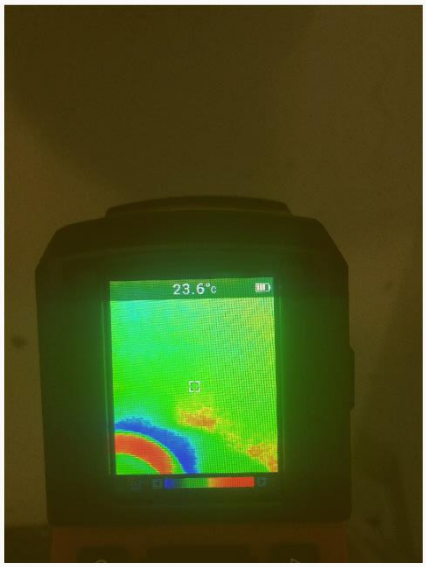



57. Within the carcass located to the right side of the fridge and left side of the pot drawers, the bottom shelf of the carcass has been completely eaten out by termites.
When using my thermal camera there was no heat readings found within the equipment resulting in no active termites in this location.

58. Within the fridge alcove within the right end panel approx. 200 mm, there was a mud mount fixed to the rear plasterboard wall and the polyurethane end panel, together with a small amount on the floor tiles, joinery and plasterboard wall lining and a third location approximately 500 mm from the ground up until the electrical cable, where it returns into the benchtop height.

59. Within the garage, below the vacuum system, there is a large mud mount within the wall approx. between 100 mm to 600 mm from the timber wall frame where it sits on the floor.

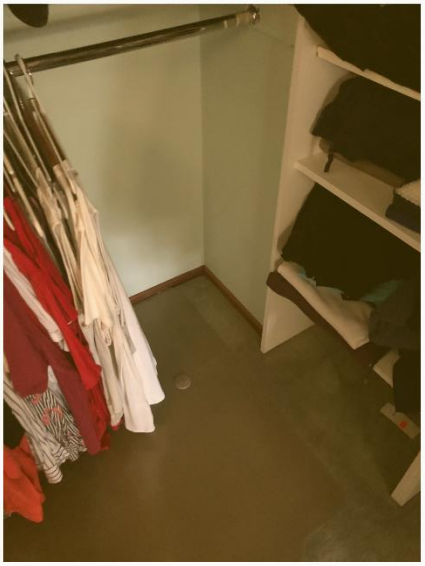
There was thermal mass and heat found when using the thermal camera around the perimeter and through the body of the mud patch.

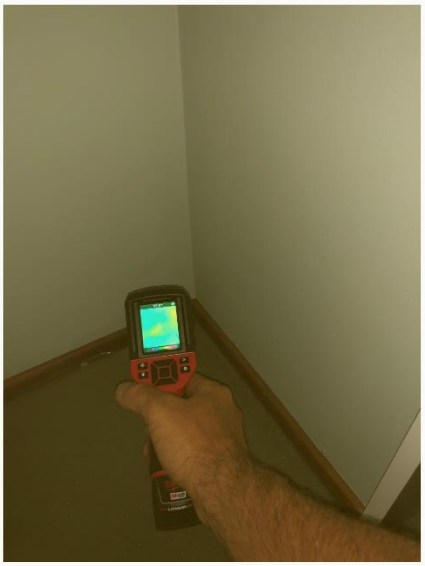


60. There appears to be considerable mud tunnelling seen between the house slab and the garage infill slab located beneath the centralised vacuuming system within the garage.

    No thermal readings found within my thermal camera on the day of my inspection.

61. First floor master bedroom walk-in robe, back right corner within the internal junction of the vertical bulkhead, it has a reading within the internal junction plasterboard area, of an excess of 31° yesterday and again today on my second site inspection - further investigation is required as the reading in this aspect is inconsistent with termite infestation and possible electrical cabling or service lines may be found beneath the plasterboard wall linings.





62. Ground floor entry hallway wall dividing the hallway and ensuite has excessive moisture readings within the plasterboard within 500 mm from the left style doorjamb and as high as 500 mm from the floor.

RECOMMENDATIONS

The following procedures are available and recommended to reduce and ultimately eliminate the existing termite infestation within this property.

There is no guarantee that we will eliminate the termites on our first or second round of treatments, but should we apply the below applications the existing termites should be eradicated and the property will be protect against future termites infestations on the bases that the property is inspected and treated every 3-6 months.

1. First Round baiting to all existing live and non-live termite locations as documented within this report.

2. Second round baiting of live and non-live termite locations.

3. Install of Termite bait stations (Placed on top of the existing pavement) until no further activity is recorded on site and then removed of site.

4. Installation of below ground bait stations (permanently installed and inspected fortnightly, for 6 months and then every 12 weeks moving forward).

5. Drill and apply chemical treatment to all slab substrates / foundation material, to create a chemical barrier around the perimeter of the site.

6. Chemical treatment of the perimeter fences (within your site only).

7. Chemical treatment of the external perimeter walls and doors and window openings of the property.

8. Chemical treatment of the internal elevations of the property noted to have current or past termite activity.

9. Chemical treatment of the roof voids (3 off)

10. Dusting of the weepholes / cavities of the property

Treatment

Our fees are as follows:

Baiting

1. Baiting of the existing termites to eliminate the colony $1500.00 Plus GST
2. Supply and install above and below ground baiting stations $7600.00 Plus GST

Treatment

3. Drill holes through the concrete and treatment the foundation material $4675.00 Plus GST
4. Treatment of gardens beds, pathways, cavities & roof voids $5350.00 Plus GST

Inspections

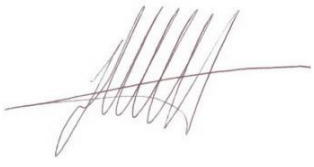
5. Weekly site inspection for 12 weeks $3000.00 Plus GST

Below is a table outlining each task and the quantity of each task and items to be supplied and installed

	Fees proposal				
		No off	Rate	Total	
1	Baiting of the live and past termite activity areas of the site (2 rounds included)	2	$ 750.00	$ 1,500.00	
2	Supply and install bait stations (above ground)	15	$ 96.00	$ 1,440.00	
2	Supply and install surface finish bait stations (gardens / pavers / slabs)	22	$ 280.00	$ 6,160.00	
3	Drill and chemicals inspection driveway and front and side tiled areas	55	$ 85.00	$ 4,675.00	
4	Treatment of the cavities via the external weepholes, ground floor level only	100	$ 16.00	$ 1,600.00	
4	Chemical treatment of the roof voids	3	$ 450.00	$ 1,350.00	
4	Chemical treatment to the entire site (all pavers and garden beds prepared by the client and back filled by the client)	2	$ 650.00	$ 1,300.00	
4	Chemical treatment to the internal elevations of the house	2	$ 250.00	$ 500.00	
4	Chemical treatment of all boundary fences (within the site boundary)	2	$ 300.00	$ 600.00	
5	Weekly inspections of baith stations	12	$ 250.00	$ 3,000.00	
				$22,125.00	PLUS GST

Please feel free to contact me on 0411 880 588 to discuss further.

Kind Regards



THE PROPERTY INSPECTORS PTY LTD

Emilio Calandra

Director