

# Pre-Purchase Timber Pest Inspection



4 The Street Moorabbin

Prepared for: John Citizen

Prepared by: Reportsplus Building Inspections  
67 Orange Street  
East Bentleigh, Vic 3165

## Table of Contents

GENERAL INFORMATION	2
BRIEF SUMMARY	3
TERMS AND CONDITIONS	4
VISUAL TIMBER PEST REPORT	6
SUBTERRANEAN TERMITES	8
BORERS OF SEASONED TIMBERS	9
FUNGAL DECAY CAUSED BY WOOD DECAY	10
CONDITIONS THAT ARE CONDUCIVE TO TERMITES	10
OVERALL ASSESSMENT OF PROPERTY:	12
TERMITE TREATMENT RECOMMENDATIONS	12
FUTURE INSPECTIONS	13
IMPORTANT MAINTENANCE ADVICE	14
CONTACT THE INSPECTOR	17

## GENERAL INFORMATION

Reportsplus Building and Timber Pest Inspections  
67 Orange Street East Bentleigh Vic 3165  
Phone: 1800 069 286 Fax: (03) 8503 7596 ABN: 65 076 536 153

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3  
Inspection of buildings Part 3: Timber Pest Inspections

### **INSPECTION REQUESTED BY**

John Citizen  
15 Anywhere Street Brighton  
1800 069 286  
info@reportsplus.com.au

Acceptance Date: 3rd December 2010

Inspection Date: 7th December 2010

Property Inspected: 4 The Street Moorabbin

Start Time: 10.25 End Time: 11.10

Report Prepared: 7th December 2010

Weather Conditions on Day of Inspection: Dry:

Those Present on Day and Time of Inspection: Sellers Agent: Home Owner:

Occupancy Status: Occupied and Furnished:

Inspectors Details: Kent Warner: Accreditation Number 04573

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

Please feel free to contact the inspector who carried out this inspection. Often it is very 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.

## BRIEF SUMMARY

### IMPORTANT DISCLAIMER

**Please Note:** This summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this summary, the information in the Report shall override that in this summary. The Report is Subject to Terms and Limitations.

**Please Note:** No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, or any other obstructions to visual inspection:

### ACCESS:

Were there any Area(s) and/or Section(s) to which Access should be gained? **YES:**  
Read the report in its entirety:

### TIMBER PEST ACTIVITY OR DAMAGE

**Was there Active Termites?** Were active termites (live insects) present at the time of the inspection:  
**NO:** Read the report in its entirety:

Was there visible evidence of subterranean termite workings found? **NO:** Read the report in its entirety:

Was visible evidence of borers of seasoned timbers found? **YES:** Read the report in its entirety:

Was evidence of damage caused by wood decay (rot) fungi found? **YES:** Read the report in its entirety:

Was a Durable Notice Found? **NO:** Read the report in its entirety:

### OVERALL DEGREE OF RISK

The Degree of Risk was considered to be: **MODERATE TO HIGH:**

**Important:** We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

For complete and accurate information You must refer to the following complete Visual Timber Pest Report.

## TERMS AND CONDITIONS

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

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

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), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

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 Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

4. DETERMINING EXTENT OF DAMAGE: The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full

## TERMS AND CONDITIONS (Continued)

### IMPORTANT INFORMATION: (continued)

extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5.MOULD: Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

6.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).

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

8.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, 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.

9.COMPLAINT INVESTIGATION: In the event any litigation is started 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.

## VISUAL TIMBER PEST REPORT

### BRIEF DESCRIPTION OF STRUCTURE

**Building Type:** Residential Dwelling:

**Height:** Single Story:

**Floor Type:** Timber:

**Piers Type:** Concrete:

**Walls Type:** Timber:

**Roof Type:** Timber Pitched:

**Garage Type:** None Evident:

**Fencing Type:** Timber Paling:

**Outbuildings Type:** None Evident:

**Please Note:** 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:

### RESTRICTED ACCESS

**Area(s) in which visual inspection was obstructed or restricted and the reasons why include:**

**Sub-Floor Areas:** Stored items at the access opening prevented safe access: No sub-floor inspection carried out: Access should be gained:

**External Areas:** Appliances fitted against walls restricted physical and visual access: Access should be gained:

**External Areas:** Long grass along fence line restricted visual view of baseboards: Grass should be cut and access gained:

**Roof Voids:** Areas of the roof void were inaccessible due to confined areas to low pitched areas: Access should be gained:

**Interior Areas:** Internal rooms were furnished restricting physical and visual access to some areas: Access should be gained:

**Please Note:** Since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas: A further inspection prior to purchase is recommended once any obstructions and/or restricted access is removed and/or made available: Additional inspection charges would apply:

### DEGREE OF RISK

The overall degree of risk to Timber Pest Infestation was considered to be:

**Moderate To High:**

### HIGH RISK AREAS

**High Risk Area(s) to which Access should be gained, or fully gained, since there could be termite activity and/or damage:**

## VISUAL TIMBER PEST REPORT (Continued)

**Sub-Floor Areas:** Stored timbers are conducive to termite activity: All stored timbers and debris should be removed:

**Sub-Floor Areas:** No ant caps fitted to stumps:

**External:** Long grass along fence line restricted visual view of baseboards: Grass should be cut and access gained:

**External:** Appliances fitted against walls restricted physical and visual access: Access should be gained:

**External:** Landscaping timbers are either embedded in ground or are in contact with ground: This is conducive to termite activity:

**Roof Voids:** Some low pitched areas were not accessible: Areas not accessible are considered high risk as termite activity could be present: Access should be gained:

**Interior Areas:** Where Internal rooms were furnished restricting physical and visual access this is considered high risk as termite activity could be present: Access should be gained:

## AREAS INSPECTED

**Interior:**

**Roof Void:**

**Exterior:**

**Sub-Floor:**

**Grounds:**

**Fences:**

## AREAS NOT INSPECTED

**Areas NOT Inspected and the reason why:**

**Sub-Floor Areas:** Stored items at the access opening prevented safe access: No sub-floor inspection carried out: Access should be gained:

**External Areas:** Long grass along fence line restricted visual view of baseboards: Grass should be cut and access gained:

**External Areas:** Appliances fitted against walls restricted physical and visual access: Access should be gained:

**Interior Areas:** Internal rooms were furnished restricting physical and visual access to some areas: Access should be gained:

**Please Note:** 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.

## FURNISHED - UNFURNISHED?

Was the property furnished at the time of inspection? **Yes:**

Where a property is furnished at the time of inspection then you must understand that the furnishings and/or stored items 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: Additional inspection charges would apply:

## SUBTERRANEAN TERMITES

### Active Termites: Present? Not Present?

**Were active termites (live insects) present at the time of the inspection?**

**NO:** At the time of inspection no visible evidence of live termite activity was found in the areas able to be inspected. Please read the entire report.

### Was a Termite Nest Found?

**Was visible evidence of a Termite Nest found?**

**NO:** At the time of inspection no visible evidence of a termite nest was found in the areas able to be inspected. Please read the entire report.

### Visible Evidence of Termite Workings?

**Was visible evidence of subterranean termite workings and/or damage found?**

**NO:** At the time of inspection no visible evidence of a termite workings and/or damage was found in the areas able to be inspected. Please read the entire report.

**IMPORTANT:** If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations). Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

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

## SUBTERRANEAN TERMITES (Continued)

### Evidence of a Termite Treatment?

#### Was there evidence of a termite treatment or possible termite treatment found?

**NO:** At the time of inspection no visible evidence of a termite treatment was found in the areas able to be inspected. Please read the entire report.

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

Normally if a termite treatment has been 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.

### Was a Durable Notice Found?

#### Was there a Durable Notice (Termite Management Notice) Found?

**NO:** At the time of inspection no visible evidence of a Durable Notice (Termite Management Treatment) was found in the areas able to be inspected. Please read the entire report.

**Please Note:** If a Durable Notice (Termite Management Treatment) was found: 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.

## BORERS OF SEASONED TIMBERS

### Visible Evidence of Borers

#### Was visible evidence of Borers found?

**YES:** Evidence of Lyctus borer was found. Lyctus borer is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer. Lyctus borer damage was noted to the following timber(s)/area(s). Located at or near: Rear fencing timbers:

### Action Required?

What Action is required? **Remove all susceptible timbers:**

**Please Note:** We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

**Please Note:** Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that

## BORERS OF SEASONED TIMBERS (Continued)

Please Note: (continued)

some borer activity may exist that is not discernible at the time of inspection.

## FUNGAL DECAY CAUSED BY WOOD DECAY

### Wood Decay - Fungal Decay?

**Was visible evidence of wood decay fungi (wood rot) found?**

**YES:** Located at or near: **Various areas of boundary fencing:**

### Action Required?

What Action is required? **Remove and/or repair all susceptible timbers:**

**Please Note:** We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

## CONDITIONS THAT ARE CONDUCIVE TO TERMITES

### Water Leaks?

**NO:** None found to all accessible areas:

Water leaks, especially in or into the sub-floor or against the external walls e.g. leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

### Appliance Overflow Pipes:

**Yes:** Located at or near: **Hot water unit against Left side wall:**

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.

### Moisture Readings:

**Normal Readings Found:** No abnormal readings were found to high risk and accessible areas:

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you

## CONDITIONS THAT ARE CONDUCTIVE TO TERMITES (Continued)

must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

### Drainage Issues:

Poor drainage, especially in the sub-floor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally:

**None Evident:**

### Ventilation

Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

**Adequate:** Ventilation to all accessible areas was considered to be Adequate:

### Slab Edge Exposure:

Does the slab edge inspection zone fully comply?

**Not Applicable:**

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

**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.

**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.

### Weep Holes:

**Were the weep holes clear allowing the free flow of air**

## CONDITIONS THAT ARE CONDUCTIVE TO TERMITES (Continued)

**Not Applicable:**

### Termite Shields & Ant Caps:

#### Condition of Termite Shields & Ant Caps:

We claim no expertise in building. However, in our opinion the termite shields appear to be Inadequate: **No ant caps fitted:**

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

### Other Conducive Conditions:

Other areas and/or situations that appear conducive to (may Attract) Subterranean Termite Infestation?

Stored timbers to sub-floor are conducive: Remove all timbers:

## OVERALL ASSESSMENT OF PROPERTY:

At the time of the inspection the degree risk of (Subterranean Termite Infestation) to the overall property was considered: **Moderate to High:**

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

## TERMITE TREATMENT RECOMMENDATIONS

### Subterranean Termite Treatment Recommendation:

A management program in accord with AS 3660-2000 to protect against subterranean termites is:

**Strongly Recommended: Seek further advice as soon as is practicable from a Local Pest Treatment Contractor:**

## FUTURE INSPECTIONS

**Future Recommended Inspections:** 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

**Every 6 Months:**

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.

## IMPORTANT MAINTENANCE ADVICE

### Important Maintenance Advice

Important maintenance advice regarding Integrated Pest Management (IPM) for protecting against Timber Pests:

**Any structure can be attacked by timber pests:** Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor 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 labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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

### 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.

## IMPORTANT MAINTENANCE ADVICE (Continued)

### 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. A price is available on request.

### Concrete Slab Homes:

**Concrete Slabs Pose Special Risks:** 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. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

### Subterranean Termites:

**No property is safe from termites:** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

**How Termites Attack Your Home:** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 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.

## IMPORTANT MAINTENANCE ADVICE (Continued)

**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 protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be 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 barriers and regular inspections is a necessary step in protecting timbers from termite attack.

## Borers of Seasoned Timbers:

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

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out

## IMPORTANT MAINTENANCE ADVICE (Continued)

as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

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

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

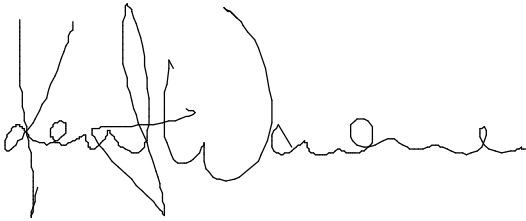
## CONTACT THE INSPECTOR

### Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in strict accordance with the 'Guidelines for Residential Timber pest Inspection'. AS 4349.3 Inspection of buildings Part 3: Timber Pest Inspections

**Contact The Inspector:** Please feel free to contact the inspector who carried out this inspection. Often it is very 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.

## CONTACT THE INSPECTOR (Continued)

A handwritten signature in black ink, appearing to read "Kent Warner". The signature is fluid and cursive, with the first name "Kent" being more prominent and the last name "Warner" following in a similar style.

Consultant: Kent Warner:  
Accreditation Number: 04573  
Email: [info@reportsplus.com.au](mailto:info@reportsplus.com.au)  
Phone: 0412 827 483