



**TAYLORS****PEST****SERVICES P/L**

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## **Visual Timber Pest Inspection & Report in Accordance with AS 4349.3-2010**



**Undisclosed Eleebana NSW 2282**

### **PURPOSE OF INSPECTION**

The purpose of the inspection is to give advice about the condition of the property with regard to timber pests.

**EXAMPLE ONLY**

## INSPECTION DETAILS

|   |  |
|---|--|
| <b>Property Inspected</b>                   | Undisclosed<br>Eleebana NSW 2282   |
| <b>Job Instructions:</b>                    | No specific job instructions   |
| <b>Specific Client Inspection Requests:</b> | The client has identified a termite damaged door on the right hand side of the structure and would like to know if the termites are active in the walls surrounding it, if they have moved to the ceiling/roof void and whether they are active anywhere else in the building. Specifically requested thermal imaging. |
| <b>Inspection Date/Time:</b>                | DD-MMM-2013 08:00AM  |
| <b>Weather Conditions:</b>                  | Raining  |
| <b>Non-Standard Tools Used</b>              | Thermal Imaging Camera (Model# Flir E60bx),<br>Please refer to General Comments in Final Details   |
| <b>Persons present at inspection</b>        | Peter Taylor-Pest Inspector  |

## INSPECTOR DETAILS

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

|   |                                |
|---|--------------------------------|
| <b>Name of Inspection Firm:</b>               | Taylor's Pest Services Pty Ltd |
| <b>Contact Phone:</b>                         | 0249531018                     |
| <b>License Number or Registration Number:</b> | 15100118002                    |
| <b>Technician Name:</b>                       | Peter J Taylor                 |
| <b>Technician Accreditation Number:</b>       | ####                           |
| <b>Technician State License Number:</b>       | 15100118002                    |
| <b>Report Prepared Date:</b>                  | DD-MMM-2013                    |

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**CONTACT DETAILS**

| Requested By  | Requested For              | Bill To  | Contact For Access                               |
|---|----------------------------|--|--|
| Joe Smith<br>P:0444 123 123<br>E: Joe.smith@example.com<br>Undisclosed<br>Eleebana NSW 2282 | <i>As for Requested By</i> | <i>As for Requested By</i><br><b>Invoice #:9999</b><br><b>Report Ref. #:8888</b> | Real Estate Agent<br>Sue Jones<br>P:0444 321 321 |

EXAMPLE ONLY

## REPORTSUMMARY

### ***Important Disclaimer:***

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

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

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

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

If it is more than 60 days from the inspection date, a new inspection and report is needed.

### **ACCESS**

|  |     |
|--|-----|
| <b>Are there any Area(s) and/or Sections to which Access should be gained?</b> | Yes |
|--|-----|

### **TIMBER PEST ACTIVITY**

|  |      |
|--|------|
| <b>Were active subterranean termites (live specimens) found?</b>                                 | No   |
| <b>Was visible evidence of subterranean termite workings or damage found?</b>                    | Yes  |
| <b>Was visible evidence of borers of seasoned timbers found?</b>                                 | No   |
| <b>Was evidence of damage caused by wood decay (rot) fungi found?</b>                            | Yes  |
| <b>Are further inspections recommended?</b>  | No   |
| <b>Were any major safety hazards related to Timber Pest Activity &amp;/or Damage identified?</b> | No   |
| <b>In our opinion, the susceptibility of this property to timber pests is considered to be:</b>  | High |

EXAMPLE ONLY

## 1. STRUCTURE(S) INSPECTED

### 1.1 STRUCTURE 1

| STRUCTURAL DETAILS |  |
|--------------------|--|
| Structure Type     | Single Storey  |
| Orientation        | North  |
| Furnished          | Not Furnished  |
| Foundations        | Brick Piers  |
| Exterior Walls     | Brick Veneer, Fibro sheeting, Timber Frame-Timber Weatherboard |
| Roofing            | Pitched Roof, Tiled  |
| Flooring           | Concrete areas, T&G Strip Flooring                             |

| INSPECTION ZONE                             |   |
|---|---|
| Is there a Termite Inspection Zone Present? | No<br>Where there is no inspection zone or the inspection zone is partially obstructed there is a high risk of concealed termite entry and a termite management system is strongly recommended. |

A **Termite Inspection Zone** is an unobstructed space which the termites must cross or pass around in order to gain access to a building or structure. As a consequence their presence should be revealed during a visual inspection.

EXAMPLE ONLY

Area(s)\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

| Subfloor(1)                           |  |
|---------------------------------------|--|
| Access                                | Restricted<br>Due to: Height, Plumbing, Soils  |
| Moisture                              | High<br>WARNING:SEE NOTE ON HIGH MOISTURE<br>Comment: High moisture reading detected in subfloor   |
| Termite                               | Termite Identified<br>WARNING:SEE NOTE ON TERMITES<br>No Termite Nest Identified<br>Termite Damage Visible<br>Termite Damage Extent: Moderate to Extensive<br>No Live Termites Present |
| Borer                                 | No Borer Identified  |
| Fungal Decay                          | No Fungal Decay Identified   |
| Location of Threats<br>Not Limited To | Joists:Termite<br>Comment: Termite damage in joist & bearers timbers in subfloor, termite workings up engaged pier of subfloor, timber bearer in contact with soils in subfloor        |



Subfloor(1) - Termite working up engaged pier in southern foundation in  
subfloor Image 1 of 5

EXAMPLE ONLY



Subfloor(1) - Termite damage to timber joist in subfloor Image 2 of 5



Subfloor(1) - Termite damage to timber joist of subfloor Image 3 of 5

EXAMPLE ONLY





Subfloor(1) - Timber joist in ground contact of subfloor, build up of soils against joist timber Image 4 of 5



Subfloor(1) - Damp soils along foundations in subfloor area Image 5 of 5

EXAMPLE ONLY



| Roof Void(1)        |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Low areas<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS                       |
| <b>Moisture</b>     | Normal  |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |



Roof Void(1) - Delignification to timber batten in roof void Image 1 of 1

EXAMPLE ONLY

| Bedroom(1)          |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Built-in Wardrobe<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS               |
| <b>Moisture</b>     | Normal  |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |



Bedroom(1) - Mould on internal ceiling of front bedroom Image 1 of 1

EXAMPLE ONLY

| Bedroom(2)                                    |  |
|---|--|
| <b>Access</b>                                 | Partial Access<br>Due to: Built-in Wardrobe<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS  |
| <b>Moisture</b>                               | Normal   |
| <b>Termite</b>                                | Termite Identified<br>WARNING: SEE NOTE ON TERMITES<br>No Termite Nest Identified<br>Termite Damage Visible<br>Termite Damage Extent: Moderate to Extensive<br>No Live Termites Present<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES,<br>INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>                                  | No Borer Identified  |
| <b>Fungal Decay</b>                           | No Fungal Decay Identified   |
| <b>Location of Threats<br/>Not Limited To</b> | Skirting Boards: Termite<br>Furniture or Fixtures (eg Cupboards): Termite<br>Comment: Termite damage in lower skirting board & cupboard of bedroom 2   |



Bedroom(2) - Termite damage to skirting board timber in bedroom 2 Image 1 of

2

EXAMPLE ONLY



Bedroom(2) - Termite working in cupboard of bedroom 2 Image 2 of 2

| Bedroom(3)          |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Floor Covering<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS                  |
| <b>Moisture</b>     | Normal  |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |

EXAMPLE ONLY

| <b>Bathroom(1)</b>  |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Bath, Shower, Toilet, Vanity<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS    |
| <b>Moisture</b>     | Normal  |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |

EXAMPLE ONLY

| Kitchen(1)                                    |  |
|---|--|
| <b>Access</b>                                 | Partial Access<br>Due to: Cupboards, Stove, Sink<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS   |
| <b>Moisture</b>                               | High<br>WARNING: SEE NOTE ON HIGH MOISTURE<br>Comment: High moisture readings were detected in kitchen wall & ceiling  |
| <b>Termite</b>                                | Termite Identified<br>WARNING:SEE NOTE ON TERMITES<br>No Termite Nest Identified<br>Termite Damage Visible<br>Termite Damage Extent: Moderate to Extensive<br>No Live Termites Present |
| <b>Borer</b>                                  | No Borer Identified  |
| <b>Fungal Decay</b>                           | No Fungal Decay Identified   |
| <b>Location of Threats<br/>Not Limited To</b> | Furniture or Fixtures (eg Cupboards): Termite<br>Comment: Termite damage in kitchen cupboard   |

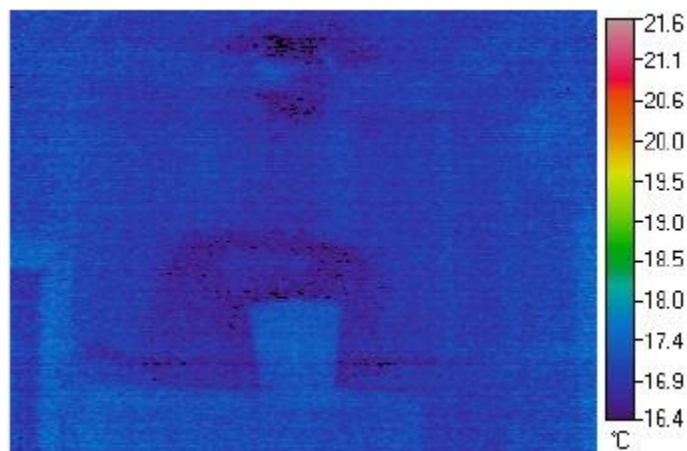


Kitchen(1) - Termite damage in kitchen cupboard Image 1 of 3

EXAMPLE ONLY



Kitchen(1) - High moisture readings detected in internal wall & ceiling of kitchen Image 2 of 3



Kitchen(1) - Thermal tracer detected moisture on internal wall & ceiling of kitchen Image 3 of 3

EXAMPLE ONLY



| Dining Room(1)      |  |
|---------------------|--|
| <b>Access</b>       | Partial Access<br>Due to: Floor Covering<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS |
| <b>Moisture</b>     | Normal   |
| <b>Termite</b>      | No Termite Identified  |
| <b>Borer</b>        | No Borer Identified  |
| <b>Fungal Decay</b> | No Fungal Decay Identified   |

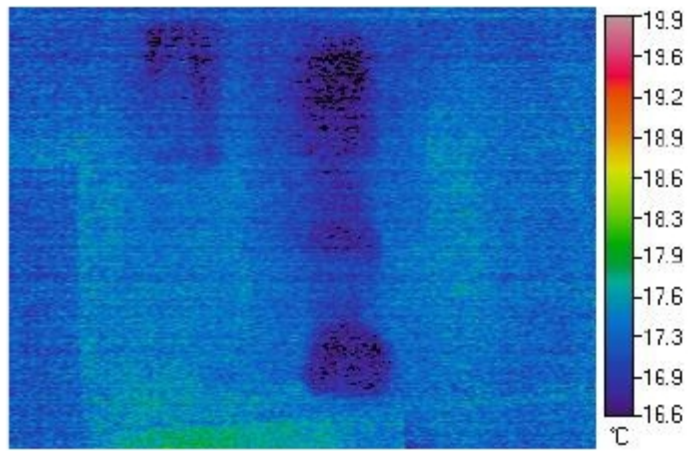
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| LoungeRoom(1)       |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Floor Covering, Fireplace<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS       |
| <b>Moisture</b>     | High<br>WARNING: SEE NOTE ON HIGH MOISTURE<br>Comment: High moisture readings detected in lounge room wall above fireplace    |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |



Lounge Room(1) - High moisture readings were detected in wall of lounge room Image 1 of 2

EXAMPLE ONLY



Lounge Room(1) - Thermal tracer detected moisture in wall of lounge room  
Image 2 of 2

EXAMPLE ONLY

| Laundry(1)                                |   |
|---|---|
| <b>Access</b>                             | Partial Access<br>Due to: Hot water system, Tub<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS   |
| <b>Moisture</b>                           | Normal  |
| <b>Termite</b>                            | Termite Identified<br>WARNING: SEE NOTE ON TERMITES<br>No Termite Nest Identified<br>Termite Damage Visible<br>Termite Damage Extent: Moderate to Extensive<br>No Live Termites Present |
| <b>Borer</b>                              | No Borer Identified   |
| <b>Fungal Decay</b>                       | No Fungal Decay Identified  |
| <b>Location of Threats Not Limited To</b> | Door Frames: Termite<br>Window Frames: Termite<br>Comment: Termite damage/workings in window & door framing timbers of laundry  |

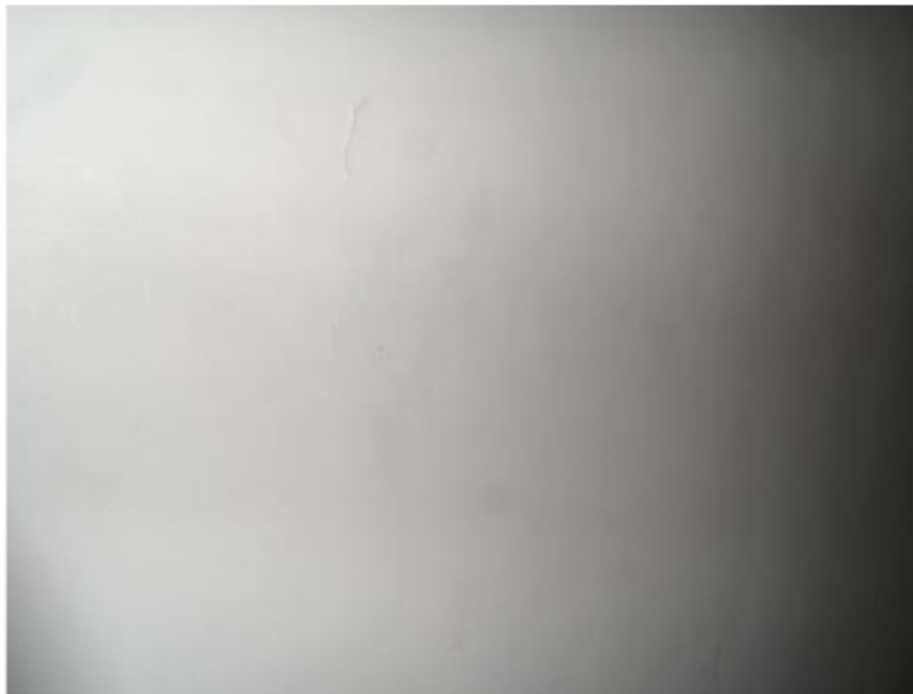


Laundry(1) - Termite damage in window framing timber of laundry Image 1 of

1

EXAMPLE ONLY

| Hallway(1)          |   |
|---------------------|---|
| <b>Access</b>       | Partial Access<br>Due to: Built-in cupboard<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS               |
| <b>Moisture</b>     | Normal  |
| <b>Termite</b>      | No Termite Identified<br>Non-Visual Termite Evidence Suspected. WARNING-SEE NOTE ON TERMITES, INVASIVE INSPECTION RECOMMENDED |
| <b>Borer</b>        | No Borer Identified   |
| <b>Fungal Decay</b> | No Fungal Decay Identified  |



Hallway(1) - Uneven surface to internal wall in hallway Image 1 of 1

EXAMPLE ONLY

| External Structure-General                    |   |
|---|---|
| <b>Access</b>                                 | Partial Access<br>Due to: Fittings/Fixtures<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS   |
| <b>Moisture</b>                               | No Reading Possible   |
| <b>Termite</b>                                | Termite Identified<br>WARNING: SEE NOTE ON TERMITES<br>No Termite Nest Identified<br>Termite Damage Visible<br>Termite Damage Extent: Moderate to Extensive<br>No Live Termites Present           |
| <b>Borer</b>                                  | No Borer Identified   |
| <b>Fungal Decay</b>                           | Fungal Decay Identified<br>WARNING: SEE NOTE ON FUNGAL DECAY<br>Fungal Decay Visible<br>Fungal Decay Damage Extent: Moderate to Extensive   |
| <b>Location of Threats<br/>Not Limited To</b> | Walls: Fungal Decay<br>Door Frames: Termite<br>Rear patio timbers: Fungal Decay<br>Comment: Termite damage in external laundry door framing timber, fungal decay in external weatherboard timbers |

EXAMPLE ONLY



External Structure - General - Termite damage to external laundry door framing timbers Image 1 of 6



External Structure - General - External down pipe at side of patio not connected or properly drained away Image 2 of 6

EXAMPLE ONLY



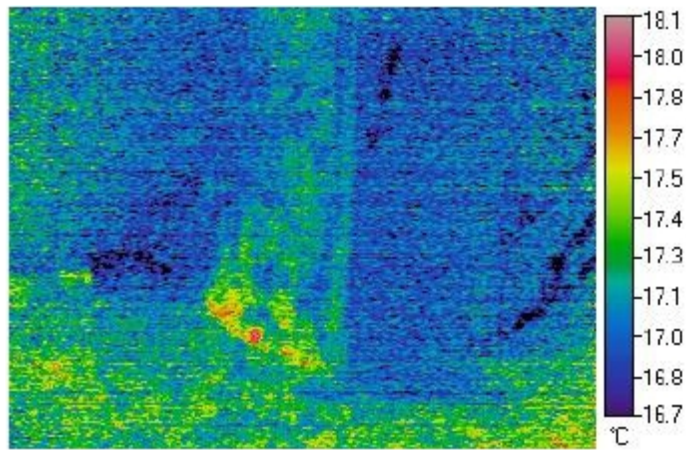


External Structure - General - External down pipe at front of structure not connected or properly drained away Image 3 of 6



External Structure - General - Digital image of tree in rear yard Image 4 of 6

EXAMPLE ONLY



External Structure - General - Thermal anomaly in base of tree in rear yard  
Image 5 of 6



External Structure - General - Recommend drainage improvements along  
eastern side of structure Image 6 of 6

EXAMPLE ONLY

## 2. SITE IMPROVEMENTS

|                        |   |
|------------------------|---|
| <b>Access</b>          | Partial Access<br>Due to: Hot Water Service<br>SEE NOTE ON IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS   |
| <b>Moisture</b>        | No Reading Possible   |
| <b>Termite</b>         | No Termite Identified   |
| <b>Borer</b>           | No Borer Identified   |
| <b>Fungal Decay</b>    | No Fungal Decay Identified  |
| <b>Exposed Timbers</b> | Exposed Timbers Present<br>SEE NOTE ON TIMBERS EXPOSED TO WEATHER AND/OR WATER<br>Non-durable Timbers: Timber in ground or ground contact<br>Location: Rear patio<br>Recommendation: Maintain exposed structure timbers on rear patio |



Site Improvements - Attached patio at rear of structure Image 1 of 1

EXAMPLE ONLY

### 3. IMPORTANT WARNINGS

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

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID** - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

**ROOF EXTERIOR** - must be accessible by a 3.6M ladder placed safely on the ground.

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

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

#### **NOTE: MOISTURE**

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashings 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 must have a building expert investigate the moisture and its cause and determine the full extent of the damage and the estimated costs of repairs.

#### **NOTE: TIMBERS EXPOSED TO WEATHER AND/OR WATER**

Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, You should consider replacing the timbers with a more suitable species or material.

It is strongly recommended that You consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce risk of Timber Pest attack.

#### **FOIL INSULATION**

As inspection of the roof void was not possible or limited, areas obstructed by insulation are excluded from this inspection and report. Please note since an inspection of the area was not possible, defects and/or termite activity/damage may exist in these areas. A full inspection of the roof void would not be possible unless the insulation is removed.

Foil insulation and insulation installed that covers the ceiling floor structural elements and or electrical fittings constitutes a potential health and safety risk as it constitutes a physical access, or fire risk and we strongly recommend inspection by a licensed electrician.

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.

EXAMPLE ONLY

**NOTE: BORERS**

*Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, You should have a building expert investigate if any timber replacement is required.

*Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

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).

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

**BORER RECOMMENDATIONS:** Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option You should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

**NOTE: FUNGAL DECAY**

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)

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).

EXAMPLE ONLY



4.CONDUCIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY

| CONDITIONS PRESENT            |  |
|-------------------------------|--|
| Subfloor Conditions           | Moisture<br>Comment: Soil built up against timber joist in subfloor, timber structure in ground contact on north eastern corner of structure, in adequate ventilation to subfloor, damp soils along foundation walls in subfloor |
| Exterior Conditions           | Water Leaks, Moisture, Tree Stump, Tree, Air conditioning/Hotwater Systems<br>Comment: Down pipes not connected or drained away properly, sewer pipe at front of structure not connected   |
| Interior Conditions           | Moisture, Mould<br>Comment: Unfurnished  |
| Vegetation Against Structures | Garden Structure, Main Building, Fence<br>Comment: Vegetation against external (southern side) structure   |



Vegetation against structures - Foliage against external structure Image 1 of 6

EXAMPLE ONLY



Subfloor - Timber structure at rear section of subfloor in ground contact  
Image 2 of 6



Subfloor - Inadequate or no ventilation in brick foundation of subfloor Image 3  
of 6

EXAMPLE ONLY





Subfloor - Water pooling around piers in subfloor Image 4 of 6



Exterior - External wall structure (northeast corner) in direct ground contact  
Image 5 of 6

EXAMPLE ONLY



Exterior - Open sewer pipe-not connected Image 6 of 6

Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.

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

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.

Hot water services, 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.

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.

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

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

If high moisture was reported then You 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:** Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

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

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

**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, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case You should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

**NOTE:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

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

**WEEP HOLES IN EXTERNAL WALLS:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

**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.

If considered inadequate a builder or other building expert should be consulted.

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

EXAMPLE ONLY

## 5.FINAL DETAILS

| TERMITE MANAGEMENT                                |  |
|---|--|
| Is there a Termite Management Sticker             | No   |
| Evidence of a sticker that has since been removed | No   |
| Evidence of Previous Treatment                    | None<br>Comment: No evidence of previous treatment found   |
| Treatment Location                                | None<br>Comment: Non found   |
| Environmental Termite Pressure                    | Level of Environmental Termite Pressure: High<br>Overall Degree of Risk of Timber Pest Infestation: High |

| SAFETY HAZARDS       |   |
|----------------------|---|
| Major Safety Hazards | No Major Safety Hazards Related to Timber Pest Activity and/or Damage were Identified |

IMPORTANT NOTE: Where a Major Safety Hazard is identified in this report, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

| RECOMMENDATIONS                    |                      |
|------------------------------------|----------------------|
| Termite Management Recommendation: | Strongly Recommended |
| Frequency of Further Inspections:  | 6 Months             |
| Other Inspections Recommended      | No                   |

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

Warning: In order for you to make a more informed decision regarding the purchase of the property, any other recommended inspection should be carried out PRIOR TO CONTRACTS BEING EXCHANGED.

EXAMPLE ONLY

## GENERAL COMMENTS

Recommend drainage improvements along rear (eastern side) of structure to reduce moisture in subfloor,  
Recommend ventilation improvements along front foundation of structure

Thermal anomalies were detected at the time of this inspection.

Please Note: Thermal imaging is not a conclusive device as to if termites are present in walls of a building. It will register heat when large numbers of termites are present in wall cavities and will also define their moisture signature within walls, this will only be evident if termites are active in large numbers, it cannot detect single or small number of termites or termites that are behind reflective surfaces (such as tiles), or termites in solid brickwork or concrete block walls, or under concrete slabs. Thermal imaging is only an aid to visual inspections.

## THIS INSPECTION IS A VISUAL INSPECTION ONLY TO AUSTRALIAN STANDARD AS4349.3-2010. A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE UPON REQUEST.

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.

## 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.

EXAMPLE ONLY

## 6. TERMS & LIMITATIONS

**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. 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 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 are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

EXAMPLE ONLY

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. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.
8. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- a. The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- b. The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**EXAMPLE ONLY**



## **7.IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PESTMANAGEMENT (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 endeavour to ensure such conditions DO NOT occur around your property.

We further advise that You engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the 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.

### **CONCRETE SLAB HOMES**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that You expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. 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".

EXAMPLE ONLY

**How Termites Attack your Home.** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite Damage;** Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

**Subterranean Termite Ecology.** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers 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.

EXAMPLE ONLY

## BORERS OF SEASONED TIMBERS

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

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

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

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

EXAMPLE ONLY