



JMH Building Inspections Pty Ltd

ABN 53 101 917 864
Builders Lic. No. 66370C

For prompt, reliable & accurate reports

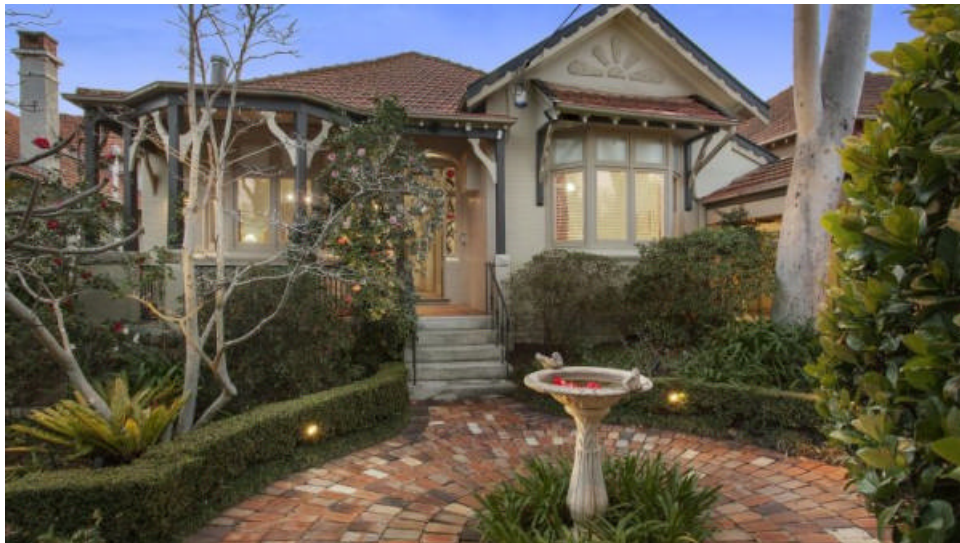
Visual Timber Pest Inspection Report

Date of Inspection: Sample Pest Report.

Commissioned By: Sample Pest Report.

Purchaser: Sample Pest Report.

Property Address: Sample Pest Report.



Contact Inspector: **Jonathan Hicks Mobile 0409 906 169**

Please feel free to contact the inspector during business hours to discuss this report. Often it is very difficult in a written report to fully explain situations, problems, access difficulties, building faults 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 in 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.

VISUAL TIMBER PEST INSPECTION REPORT as per AS4349.3-2010

CLIENT & SITE INFORMATION:

COMMISSIONED BY:

Sample Pest Report.

DATE OF INSPECTION:

2015.

IMPORTANT NOTE:

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

PROPERTY ADDRESS:

Sample Pest Report.

PURPOSE OF THIS REPORT:

Visual Pre Purchase Pest Inspection in accordance with AS4349.3.

INSPECTION AGREEMENT:

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Property Description:

Building type:

Single storey dwelling.

External walls constructed from:

Double brick and timber frame with fibre cement cladding.

Roof Construction:

The roofs are of pitched and skillion construction.

Roof Covering:

Concrete tiles and corrugated steel.

Internal walls covered with:

Plasterboard, plaster & cement render.

Internal ceilings covered with:

Plasterboard, fibrous plaster and timber lath & plaster.

Windows are constructed from:

Timber and aluminium.

Footings:

The building is constructed on a combination of strip footings and concrete slab footings.

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties, pest problems or their importance in a manner that is readily understandable by the reader. Should you have any difficulties 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.

TERMS AND CONDITIONS

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.

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

This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and at the time 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the

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interior of the subject dwelling is inspected.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) 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 area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for Termite Management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended and may be recommended in this report.

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.

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. 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.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the Inspector (including but not limited to) any area(s) or section(s) so specified by the Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable arising for losses payable in contract or tort sustained by the Client named in this report either under the heading Report Commissioned By or the heading Purchaser.

This Report CANNOT be on sold by the Client or any other party other than the Report Author to any other party.

COMPLAINTS PROCEDURE

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

DETERMINING EXTENT OF DAMAGE

This Report is NOT a structural damage report. We claim no expertise in building and any inexpert opinion we give on timber damage 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 'minor', 'moderate', or 'severe'. 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 are 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.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

PEST INSPECTION - BRIEF SUMMARY

IMPORTANT DISCLAIMER

This Brief 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**.

Where recommendations are made for further access to be gained, or further inspections to be carried out, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained, or any further inspection recommendations, must be carried out prior to committing to the property in question.

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 this Summary and anything in the Report then the information in the Report shall override that of this Summary.

The report is subject to Terms and Limitations.

For complete and accurate information, please refer to the following report.

ACCESS

Any area(s) to which access should be gained?

Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the entire report. See details under heading - Roof cavity and subfloor.

TIMBER PEST ACTIVITY OR DAMAGE

Active termites found?

At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the entire report and the notes below.

Visible evidence of subterranean termite workings or damage found?

Visible evidence of termite damage such as mud tubes or damaged timbers were found.

As evidence of a termite management program / treatment was not found, you need to arrange for a treatment.

Please read the entire report.

Visible evidence of borers of seasoned timbers found?

Evidence (flight holes) of borers of dry seasoned timbers or borer damage was found. Please read the entire report.

Evidence of damage caused by wood decay (rot) fungi found?

Evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the entire report.

Important: It must be noted that even if, during the course of this inspection, no evidence of timber pest activity and/or damage was found to visible and accessible areas, it is possible that concealed timber pest activity and/or damage is currently present to concealed and inaccessible areas. This report is not a Guarantee that there is no timber pest activity and/or damage to areas behind or adjacent to visible areas where these areas are concealed at the time of our inspection.

We strongly recommend the purchaser make their own inquiries from the Vendor about any history regarding Timber Pests and in particular Termites for this property. This includes any previous timber pest inspection reports and treatments. Any prospective purchaser should ensure that this is evidenced in writing from the Vendor. Verbal advice should not be relied upon.

FURNISHED PROPERTIES

Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings, floor coverings and stored goods may be concealing evidence of Timber Pest Activity. This evidence

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may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

DEGREE OF RISK

The Overall degree of risk to Timber

Pest Infestation:

The overall degree of risk of Termite Infestation to this property appears to be **Very High**. This is a general overview taking into account a number of factors, some of which are noted below.

- When termite activity and/or significant damage is found either in the property or on the grounds of the property and/or
 - Termite activity found elsewhere and/or
- High risk areas exist in which access needs to be gained and/or ANY infill slab or partly exposed slab construction.

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack OR increase the potential for current concealed termite activity that due to inspection restrictions and/or limitations, could not have been visually detected on the day of inspection. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted, any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner and any treatment recommendations or further inspection recommendations be carried out. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

FREQUENCY OF FUTURE INSPECTIONS

Future Inspection Frequency:

Due to the degree of risk of subterranean termite infestation 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 a frequency not greater than every 6 Months.

Australian Standards 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.

ROOF

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

Restrictions to Access

Access Restrictions

A section of the roof is of skillion style construction and in this section there is no accessible cavity present for inspection.

Restrictions to Inspection

Inspection Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out. Loose insulation is also present in the roof cavity. This restricted inspection to some roofing timbers. As a general rule, loose insulation restricts inspection to more timbers than conventional insulation batts. Removal of insulation is not within the scope of a standard visual timber pest inspection report however, this would be necessary for a more complete report to be submitted.



Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection. It should be noted that inspection within this area was limited as noted above. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

INTERIOR

Restrictions

Inspection Restrictions

Both floorcoverings and furnishings were present and restricted inspection to the timber floors and all rooms. Goods inside built in cupboards, wardrobes, cabinets in bathrooms and laundries and also inside kitchen cupboards also restricted the inspection.

Inactive Termite Evidence

Evidence of termite attack found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below. Also refer to section 5.0 (Evidence of Termite Damage) at the end of this report.



Termite damage in the hallway

Affected interior timbers

Flooring timbers in the hallway.

Severity

Visible timber damage appears minor to moderate.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Anobium punctatum borer damage found

Damage found

Yes - Anobium borer damage was noted to the following timber(s)/area(s). Without destruction of the timbers it is not possible to determine whether activity exists or the extent of timber damage within.



Borer damage in the pantry

Description

Anobium borer damage was noted to most flooring timbers. See summary regarding treatment options.

Severity

Visible timber damage appears minor to moderate.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Fungal Decay Caused by Wood Decay Fungi found

Description

Yes - Fungal Decay (wood rot) was noted to the following timbers/areas.

Affected interior timbers

Window frame timbers in the rear bathroom.

Severity

Visible timber damage appears minor.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

SUBFLOOR

Restrictions

Restrictions/description

No entry point could be located and no report is submitted on the areas below the front bathroom, front verandahs and kitchen pantry.

It should be noted that the underfloor is a prime area of timber pest attack and the absence of timber pest activity or damage to accessible timbers should not be taken as an indicator that inaccessible timbers are also free from attack. We STRONGLY recommend that access be gained as required to enable a more complete report to be submitted, see summary. See Section 2.0 - Reasonable Access.

Slab areas

Slab areas

Some sections of the property at the rear are constructed on a concrete slab below which there is no subfloor for

inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab).

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.

Inspection of the concrete floor slab edge was restricted. In our experience, termites most commonly enter over the slab edge and therefore we recommend modifications be made to expose the slab edge, see Section 4.0 - Concrete Slab Homes (part or full). A very high proportion of termite entry occurs over the slab edge. Covering the slab edge makes concealed entry for termites very easy and nearly impossible to visually detect. The following items restricted access to the edge of the slab: **paths and pavers.**

Inactive Termite Evidence

Evidence of termite attack found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below. Also refer to section 5.0 (Evidence of Termite Damage) at the end of this report.



Affected subfloor timbers

Framing and flooring timbers below the hallway and bedroom three.

Severity

Visible timber damage appears minor to moderate.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Anobium punctatum borer damage found

Damage found

Yes - Anobium borer damage was noted to the following timber(s)/area(s). Without destruction of the timbers it is not possible to determine whether activity exists or the extent of timber damage within.

Description

Anobium borer damage was noted to most flooring timbers. See summary regarding treatment options.

Severity

Visible timber damage appears minor.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Fungal Decay Caused by Wood Decay Fungi found

Description

Yes - Fungal Decay (wood rot) was noted to the following timbers/areas.

Affected subfloor timbers

Framing and flooring timbers below the rear rooms.

Severity

Visible timber damage appears minor to moderate.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Conductive conditions

Description

The slab edge is restricted. See comments above under heading Slab.

The underfloor soil is damp. This should be monitored on a regular basis as moist soil conditions are highly conducive to timber pest attack.

Limited / poor ventilation and inadequate site drainage, especially in the subfloor also greatly increases the likelihood of wood decay and termite attack.

We recommend the removal of all timbers (loose, stored and formwork) from the underfloor area as these are highly attractive to and also predispose the property to termite attack.

We also note the general lack of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack by ensuring that termite workings are exposed and visible. Ant capping should be repaired or installed where possible. If this is not possible, regular inspections are recommended. Missing, damaged or poor termite ant capping increase the risk of termite infestation.



VENTILATION

Ventilation, particularly to the subfloor area is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however we have assessed the ventilation and noted our opinion below. Where ventilation is stated to be limited, inadequate or we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.

Subfloor Ventilation:

Description:

The underfloor ventilation is inadequate. This may provide conditions that could encourage decay of timber components & termite attack.

Upgrading / improvement of the ventilation is required.

Contact a Licensed Builder for advise and rectification.

EXTERNAL

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

Fungal Decay Caused by Wood Decay Fungi found

Description

Yes - Fungal Decay (wood rot) was noted to the following timbers/areas.

Affected external timbers

Window frames, fascia and eave timbers.

Severity

Visible timber damage appears minor to moderate.

Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Conducive Conditions

Description

Untreated landscaping timbers, stored and loose timbers should be removed or replaced with a treated timber or non timber alternative. If replaced with timber, ensure appropriate durability rating for external use.

Any tree stumps should be removed. This is because tree stumps left over time can be highly attractive to subterranean termites.

We also recommend the test drilling and treatment of all trees / stumps on the property as they are capable of concealing termite colonies.

FENCES

Fences not inspected:

Details:

All the fences are of non timber construction.

Only fences within 30m of the building but within the property boundaries were inspected.

GARAGING

Description of garaging

Describe garaging

A garage.

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

OUTBUILDINGS

Outbuilding A:

Description of Outbuilding

A metal garden shed.

Evidence of active timber pests:

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

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Outbuilding B:

Description of Outbuilding

An aviary.

Evidence of active timber pests:

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquires should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquires to determine what protective measures were taken during the construction of the property to protect against termite attack.

Evidence of termite treatment to the property

Description

There was no visible evidence of previous termite treatment.

SUMMARY IN DETAIL

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS:

Further Access Required:

We were unable to gain access to below the front bathroom, verandahs and pantry

It should be noted that the underfloor area is the prime area of timber pest attack. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. Timber pest attack may be present to areas that were inaccessible at the time of our inspection.

This may be achieved by gaining access through foundation walls as appropriate.

Access was also not gained to the areas above the eaves as detailed in the report.

Where any roof void is present but not accessible, suitable access should be made to enable a more complete report to be submitted. Timber pest attack may be present to areas that were inaccessible at the time of our inspection.

Evidence of Termite Damage or Treatment:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2.

Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas.

Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspection.

Anobium Borers:

Anobium punctatum borer damage is evident to softwood flooring. It is not possible to determine whether activity exists without destruction of the timbers. We recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution however, a chemical treatment to control re infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers.

TREATMENT RECOMMENDATIONS

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote.

Chemical Treatment Recommendations

Treatment Required

We have determined that a termite treatment / management program in accord with AS 3660 is essential. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered necessary.

IMPORTANT INFORMATION - PEST INSPECTION

PLEASE NOTE:

The following information is very important and forms an integral part of this report.

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 a 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 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 that "*the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.*"

In relying upon this report 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 pest attack. This information forms an integral part of the report.

1.0 DEFINITIONS

For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, 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 the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

1.3 Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

1.4 Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

1.6 Timber Damage - Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon

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to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS

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.

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.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where 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 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 and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

4.0 CONCRETE SLAB HOMES (Part or full slab)

4.1 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.

4.2 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.

5.0 EVIDENCE OF TERMITE DAMAGE

Where visual evidence of termite workings and/or damage was noted in any structure, part of any structure OR on the grounds of the property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. 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. This concealed activity or damage may only be found when alterations are carried out such as when wall

linings, cladding, carpets or insulation are removed or if you arrange for an invasive inspection.

As damage or activity may exist in concealed or inaccessible areas, a further **INVASIVE INSPECTION** is available and is **strongly** recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

6.0 CONDUCTIVE CONDITIONS

6.1 Water Leaks: Water leaks (if noted in the report), especially in or onto the subfloor or against external walls eg. leaking taps 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.

6.2 High Moisture: High moisture readings (if noted in the report) 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 (if reported) 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 damage and the estimated cost of repairs.

6.3 Drainage: Poor drainage (if reported), especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage.

6.4 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.

7.0 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 Forests shows 1 in every 4 homes are attacked by termites at some stage in its life. 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 hundred thousand 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 termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge. They even build mud tubes to gain access to above ground timbers. In rare cases termites can 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 can 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 can be costly to treat. Treatment costs vary and can range from 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.

8.0 BORERS OF DRY SEASONED TIMBERS

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Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) that bore through the timber. 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 that 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 that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no access or restricted access underfloor 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 building.

Anobium punctatum 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 brunneus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required. 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.

9.0 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.

10.0 MOULD CLAUSE

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 and 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.**

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 Health Department or a qualified expert such as an Industry Hygienist.

12.0 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.

11.0 CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection.

Jonathan Hicks 0409 906 169.

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 clarification then contact the inspector prior to acting on this report.

----- End Of Pest Report -----