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## Timber Pest Report

Report Commissioned By:

John Smith

Property Address:

XX Sample Street Samplton

Building Report Reference:

Sample tp





# **Confidential Inspection Report**

**Address: XX Sample street Samplton**

**Prepared for: John Smith**

**Prepared by: BUILT RITE INSPECTIONS  
PHONE: 1300551636**

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# VISUAL TIMBER PEST INSPECTION REPORT

## CLIENT & SITE INFORMATION:

COMMISSIONED BY:	John Smith.
YOUR CONTACT:	First National Real Estate.
YOUR REF/FILE NUMBER:	XX Sample.
DATE OF INSPECTION:	1 April 2010.
PURCHASER	John Smith.
PROPERTY ADDRESS:	XX Sample Street Samplton.
INSPECTED BY:	Built Rite Inspections (Name and license withheld for the purpose on sample 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 is 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 time of Inspection. Inspection has been made in the areas where infestation is most likely to occur. 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 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.

## 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.

## 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 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.

## 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**

This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

#### **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 does not and cannot state the extent of any damage. It is NOT a structural damage report. We claim no expertise in structural engineering. Any mention within this report relating to extent of any damage has been done with the sole intent of assisting with treatment specifications and must not be used by any party as a guide to the extent of damage for the purpose of estimating repairs or replacement costs. If any past or present infestation or damage is noted in this Report, whether this damage is to the structure or the surrounding grounds, then it must be assumed there may be some structural damage and it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the Building Trade be asked to determine the extent of damage to the property and an invasive inspection must be carried out to determine any concealed timber pest damage or activity. This firm is not responsible for the repair of any damage whether disclosed by this 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.

# VISUAL INSPECTION REPORT

## Property Description:

<b>Building type:</b>	Single storey dwelling.
<b>External walls constructed from:</b>	Timber frame with weatherboard cladding.
<b>Roof Construction &amp; Covering:</b>	The roof is of pitched and skillion construction.
<b>Roof is covered with:</b>	Corrugated steel:
<b>Windows are constructed from:</b>	Timber.
<b>Footings:</b>	Concrete & timber stumps.

## Weather Conditions:

<b>Recent Weather Conditions:</b>	Dry & wet periods.
<b>Weather Conditions on the Day and Time of Inspection:</b>	Dry.

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

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

## ACCESS

<b>Any area(s) to which access should be gained:</b>	<b>Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the report. See details under heading - Subfloor:</b>
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## TIMBER PEST ACTIVITY OR DAMAGE

<b>Active termites found:</b>	<b>Active (live termites) Termites (White ants) were found. Please read the entire report.</b>
<b>Damage caused by termites found:</b>	At the time of inspection no visible evidence of termite activity or damage was found in the areas able to be inspected. Please read the entire report.

**Damage caused by  
borers found:**

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

**Damage caused by  
wood decay found:**

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

## 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 and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

## DEGREE OF RISK

**The Overall degree of  
risk to Timber Pest  
Infestation:**

The overall degree of risk of Timber Pest Infestation to this property appears to be High - See notes below.

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bushland and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner.

## FREQUENCY OF FUTURE INSPECTIONS

**Future Inspection  
Frequency:**

It is recommended that the subject property be fully inspected for timber pest activity and a written report be prepared in accord with AS 4349.3 or AS 3660.2-2000 at a frequency not greater than every 6 Months.

Australian Standards 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

## 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.

**Above the following  
location or area**

Kitchen, Meals, Family, Laundry, Bedroom 1, Ensuite.



Restrictions to Inspection

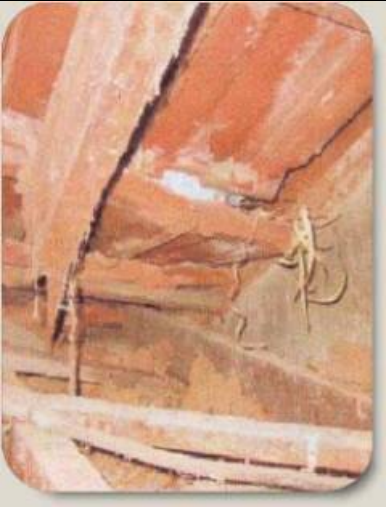
**Inspection Restrictions** Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report however, this would be necessary for a more complete report to be submitted.

Active Subterranean Termites Found

**Termite Activity** Yes - Inspection revealed currently active termites within this area including but not necessarily limited to the following timbers and the areas listed below.  
*Coptotermes* spp.

**The termites are believed to be Affected roof timbers**

Rafters: Tile battens:



**Above the following location or area Severity**

Lounge room:

Visible timber damage appears severe however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Termite Damage

Photo 2

Lyctus borer damage

Description

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



**Affected roof timbers  
Above the following  
location or area**

Various roofing timbers:  
Various areas of the roof void:

## INTERIOR

### Restrictions

**Inspection Restrictions** Both floorcoverings and furnishings were present and restricted inspection within this area.

**Access Restrictions** Inspection within various cupboards was restricted by stored items. These stored items could be concealing timber pest activity and should be removed to allow for a more complete inspection.

**Location/area** All interior rooms were furnished. Various rooms had floorcoverings.

### Evidence of active timber pests

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

### Active Subterranean Termites Found

**Termite Activity** Yes - Inspection revealed currently active termites within this area including but not necessarily limited to the following timbers and the areas listed below.  
*Coptotermes* spp.

**The termites are  
believed to be  
Affected interior  
timbers**

Wall frame timbers: Window frame timbers:



**Photo 2:**

Sever window support damage.



**Location/area  
Severity**

Lounge room:

Visible timber damage appears severe however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

## SUBFLOOR

### Restrictions

**Restrictions/description** Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest attack may be present but not identified within this report. See Section 3.0 - Invasive Inspection.

**Below the following location or area** Mld section of the house.

### Lyctus borer damage

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



**Affected subfloor timbers** Various subfloor timbers:

**Below the following location or area** Various areas of the subfloor:

### Conductive conditions

**Description** We note that although antcapping is present to some areas, it is missing or deficient in other areas. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible. If this is not possible, regular inspections should be carried out. Missing, damaged or poor termite ant capping increase the risk of termite infestation.



We recommend the removal of loose timbers from the underfloor area as these predispose the property to termite attack.

## SITE

### Drainage - Surface Water:

**Description:** Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

## VENTILATION

Ventilation, particularly to the sub floor region 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

<b>Description</b>	Subfloor ventilation appears to be adequate at the time of inspection.
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## EXTERNAL

### Wood decay damage found

<b>Description</b>	Yes - Wood decay damage was noted to the following timbers/areas.
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<b>Affected external timbers</b>	Steps/stair timbers: Verandah posts.
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<b>Location/area</b>	Rear section of the property:
<b>Severity</b>	Visible timber damage appears moderate to severe however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### Conductive Conditions

<b>Description</b>	Untreated landscaping timbers should be removed or replaced with a treated timber or non timber alternative, as they are conducive to a timber pest attack and may also contain unseen timber pests. If replaced with timber, ensure appropriate durability rating for external use.
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## FENCES

### Evidence of active timber pests

**Details**

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

## GARAGING

### Description of garaging

**Describe garaging**

A garage:

### Restrictions

**Description**

Stored items restricted inspection to the interior of the garage, these items could be concealing a timber pest attack and should be removed to enable 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. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

## OUTBUILDINGS

### Description of Outbuildings

**List of outbuildings**

A shed:

### Restrictions

**Description**

Inspection within some areas was restricted by stored items.

### Evidence of active timber pests

**Details**

Due to the lack of access, we are unable to offer a meaningful opinion in relation to the timber pest status of this area. We recommend full access be gained to enable a more complete report to be submitted.

## 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 enquiries 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 enquiries 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 some of the subfloor void area. 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. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate. The lifting of floorcoverings (if present) in an attempt to locate existing floor traps has not been carried out and is not within the scope of a standard visual inspection. Should the floor timbers be exposed and polished, a carpenter should be engaged to cut traps.

#### Evidence of Active Timber Pests:

Inspection revealed wood decay and Borer damage. There was no other evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding that of the recommendation made in the brief summary at the front of this report.

#### Evidence of Termite Damage or Treatment:

Inspection revealed evidence of 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.

#### Termite Activity:

Active subterranean termites were found. Where termite attack has occurred within the structure or on the grounds of the property, damage and/or activity may also exist in concealed areas and a further **INVASIVE INSPECTION** is strongly recommended, see Section 3.0 - Further Invasive Inspection. The species of termites found active and their potential to cause damage are detailed below. *Coptotermes* spp. are considered to be a significant structural pest of timber and are capable of causing significant structural damage to timbers. They are one of the most economically damaging termite species and a termite management program is essential where this termite species has been found.

**Recommend Obtain  
Builders Opinion:**

Due to comments made in this report regarding timber damage, the fact that we are not builders and are not qualified to assess the extent of damage to timbers, we recommend that a builder inspect the timber damage and give a qualified opinion regarding same.

## 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. We reserve the right to vary the treatment specifications and price upon review.

**Chemical Treatment Recommendations****Detailed Treatment  
Specification not  
submitted**

We have determined that a termite treatment in accord with AS 3660 is necessary. 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

**PLEASE NOTE:**

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

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 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 to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

### Roof Interior

Access hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

### Subfloor

Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

### Roof Exterior

Must be accessible from a 3.6m ladder.

## 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)

Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack visible and accessible timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. **With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.**



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 edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc.

## **5.0 EVIDENCE OF TERMITE DAMAGE**

Where visual evidence of termite workings and/or damage was noted in 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. Continued regular inspections are essential.

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 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.

## **7.0 BORERS OF DRY SEASONED TIMBERS**

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.

#### **8.0 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.

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

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