

# Inspection Report

Provided By



## Allround Pest Management

26 Olearia Crescent, Warabarook, New South Wales, 2304  
P 0421752027  
allroundpestmanagement@gmail.com

## Inspection Address

**11 Village Bay Close, Marks Point, NSW, 2280**





# Table of Contents



1. ACCESS AND RESTRICTIONS



3. CONDUCTIVE CONDITIONS



2. TIMBER PEST FINDINGS



4. OVERALL ASSESSMENT



## TIMBER PEST INSPECTION

**Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.**

Please ensure that you read all sections of the report as well as the additional information at the rear of Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report. As this is a visual inspection only there may be damage to structural timbers within the building from termite infestation which is concealed by wall/s and or ceiling linings, and that such damage has neither been inspected for nor reported herein. Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector. **IMPORTANT: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector if there is something you do not understand or require further clarification on.**



## ACCESS AND RESTRICTIONS

### Note

#### **Inspection Information**

For the purpose of visual timber pest inspection this timber pest inspection report which form part of a combined timber pest and building inspection. The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date and time of inspection, agreement number, who the report is prepared for and the description of the property inspected. **THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS4349.3-2010 - Inspection of buildings Part 3: Timber Pest Inspections.

### Summary Only

#### **Important Disclaimer**

Important disclaimer

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

Note: It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling.

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

### 1.1 Access to Areas

#### **Areas where Access Should be Gained**

Yes. Please read the report in its entirety

### 1.2 Timber Pest Activity

#### **Was there any Termite Workings or Damage Found**

No: Of the areas able to be inspected there were no termite workings or termite damage visible. Please read this report in its entirety.

#### **Were Any Live or Active Termites Found**

No: Please read this report in its entirety

#### **NOTE**

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that risk to buildings is very high. We strongly recommend a treatment to eradicate the termites and to protect the building

#### **Any Visible Borer of seasoned Timbers Found**

No: Please read this report in its entirety.

#### **Any Damage caused by Wood Decay, Rot Found**

Yes: please read this report in its entirety.

#### **Evidence Of Chemical Delignification**

Yes: Please read this report in its entirety.

**NOTE**

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with as 4349.3

**Are further inspections recommended**

Yes: Please read this report in its entirety.

**Where any major safety hazards identified**

No: Please read this report in its entirety.

**Susceptibility of this property to timber pests**

In our opinion, the susceptibility of this property to timber pests is considered to HIGH. Read the report in full.

**Is a Invasive Inspection Recommended**

No: Please read this report in its entirety.

**1.3 Brief Description of the Structure Inspected****Building Type**

Free Standing Domestic House

**Height**

Single Storey

**Floor**

Timber with concrete slab areas

**Walls**

Asbestos sheeting

**Garage**

Detached Fibro Clad



### Roof

Coated metal roof

### Fences

Colorbond

### Out Buildings

No out building.

## Terms and Limitations

### Important Information

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report.

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



**2. Scope of report:** This report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as 'timber pests'), present on the date of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (family: Kalotermitidae) and European house borer (*hylotrupes bujulus* Linnaeus) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found. If *cryptotermes brevis* (West Indian dry wood termite) or *hylotrupes bujulus* Linnaeus are discovered we are required by law to notify government authorities. If reported a special purpose report may be necessary.

**3. Hidden damage:** If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

**4. Accesibility:** A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-Inspect the obstructed Areas at no cost to you.

**5. Limitations:** Nothing contained in the report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly this report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur or be found.

**6. Determining extent of damage:** The report is not a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion and cannot be relied upon. The report will not state the full extent of any timber pest damage. The report will state timber damage found as slight, moderate, moderate to extensive or extensive. This information is not the opinion of an expert. If any evidence of timber pest activity and/or damage resulting from timber pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive timber pest inspection (for which a separate contract is required) is strongly recommended and you should arrange for a separate inspection by a qualified 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 either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

**7. Mould:** Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Should any evidence of mould happen to be noticed during the inspection, it will be noted in the other information (5.11) Section of this report. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local council, state or commonwealth government health department or a qualified expert such as an industry hygienist.

**8. Disclaimer of liability:** No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

**9. Disclaimer of liability to third parties:** Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at his or her own risk.



**10. 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 the 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. 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.

## **2. Visual Timber Pest Inspection Report**

### **Important Information**

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with AS 4349.3

### **2.1 Brief Description of Areas Inspected**

#### **NOTE**

Only structures, fences & or trees within 30m of the building but within the property boundaries were inspected.

**The areas inspected were**

Exterior  
 Fences  
 Garage  
 Grounds  
 Interior  
 Roof Void  
 Subfloor

**2.2 Areas Not Inspected****Please Note**

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

The inspection did not include obstructed areas, not readily accessible and inaccessible areas at the time in inspection which were inaccessible, not readily accessible or obstructed areas at the time of inspection. Locked and restricted areas were not inspected. Removing furnishings and obstructions which may be concealing evidence of defects is outside the scope of this inspection. It is strongly recommended that all obstructions be removed and full access be provided as defects may exist in these areas.

**Unable to Inspect**

Some sections and areas in the subfloor were not inspected due to access issues

**2.3 Reasonable Access Areas Not Available and Why****Roof Void Because**

Note: Important Limitations for Safe and Reasonable Access

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

ROOF VOID - the dimensions of the access hole must be at least 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;

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.

Insulation batts



### Sub Floor Due To

Of concrete slab construction in areas

### Reasonable Access

**Note:** The Australian standard AS3660 refers to AS4349.3-2010 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: Subfloor - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

## **2.4 House furnishings**

### **Please Note**

Where a property is furnished 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.

No inspection was made and no report is submitted, of inaccessible areas. If a complete inspection of the areas in the dwelling was not possible, termite activity and/or damage may exist in these areas and nothing in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by me on the date of the inspection were not, or have not been infested by timber pests.

Accordingly, this report does not report on inaccessible areas. This includes but may not be limited to concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings (carpet lino etc.), Furniture, pictures, appliances (dishwashers, refrigerators, washing machines, ovens, microwave ovens, heating and cooling units etc.), Stored items (clothes on floor, boxes on floor and against walls, beds against walls and the like), insulation, hollow blocks/columns/posts/poles or other architectural hollow structures. Furnishings found at this dwelling were not inspected and do not form part of this inspection.

### **Was the dwelling Furnished**

The dwelling was partially furnished.

## **2.5 Areas of Visual Inspection obstructed and why**

### **Areas Obstructed**

Where present carpet conceals damage to the underside, owners possessions, items in cupboards & furniture present throughout the building which is preventing a thorough inspection from being undertaken. You should be aware that furnishings and/or owners possessions may be concealing evidence of timber pests and defects, which may only be revealed when items are removed or moved. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, pest damage or defects.

There is insulation, present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity and/or damage.

The slab edge was not exposed, restricting a full inspection for termite ingress. The slab edge must be exposed so that a thorough inspection can be conducted for any termite infestation/access points.

### **Please Note**

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

## **2.6 High Risk Areas where access should be gained**

### **Areas of High Risk requiring Inspection**

Areas of high risk area(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage:

**High Risk Areas are**

The sub floor space could not be fully accessed, termites or termite damage may exist. Access must be made available to full inspect this area.

The slab edge has been covered by paths/paving/garden vegetation or soil. Slab edges where the slab and base brick courses join is an area where termite access can easily be obtained. This provides undetected termite entry and the degree of risk of termite infestation is high. It is essential that at least 75 mm of the slab edge be exposed so inspections can be made for any termite activity/entry between the base brick and the slab.

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

**Undetected Termite Activity Risk Assessment**

Due to restrictions and obstructions to the his dwelling the level of undetected termite activity is considered High.

Please refer to section 4 of the terms and conditions outlined in this report.

**The following further inspections are recommended**

Furnished properties: Where a property is furnished at the time of the inspection 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.

12 monthly inspections



## TIMBER PEST FINDINGS

### **3. Subterranean Termites**

#### **Were Active or Live Termites Visible**

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

### **3.1 Termite Nests**

#### **Was a Termite Nest Found**

No termite nests found at time of inspection.

### **3.2 Subterranean Termite Damage or workings**

#### **Any workings or damage found**

No. Of the visible and accessible areas inspected, no termite working or timber damage found at the time of the inspection.

#### **Please Note**

Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

#### **Was any evidence of timber damage visible**

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

None found at time of inspection

#### **If damage is visible does it present a safety risk**

**Important Note:** Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

**VERY Important:**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realize that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

**General remarks:** A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

None found at time of inspection

### **3.3 Any Evidence of a Previous Termite Treatment**

#### **Any Evidence of previous Treatments Found**

No, there was no visible evidence or a previous termite treatment was located at the property.

#### **Warning**

**Warning:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

### **3.4 Durable Notice**

#### **Was a Treatment Notice Found**

No, a durable notice was not found during the inspection.

#### **Please Note**

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with Australian Standard 3660 be carried out to reduce the risk of further attack.



### **3.5 Timber Fungal Decay - Rot**

#### **Evidence of Wood Decay Fungi -Rot**

Yes, in the following areas ,

Garage timbers



#### **Extent of Damage Caused by Rot**

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations).

Moderate Damage

#### **Does the damage present a Major Safety Hazard**

No

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement.

### **3.6 Chemical Delignification**

#### **Was there any visible evidence of chemical delignification?**

Yes, subfloor timbers



### **3.7 Borer Findings**

#### **Borer Information**

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

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

#### **Was Visible Evidence of Borer Found**

No

#### **Please Note**

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

### **3.8 Borer Recommendations**

#### **Borer Recommendations**

No treatment recommended at this stage.

Note: Only lyctus borer/powder post borer, pin-hole borer and furniture beetle presence is inspected



## CONDUCTIVE CONDITIONS

### 4. Conducive Conditions to Timber Pests

#### **Water leaks**

There was water leakage detected during the inspection that appeared to be emanating from the bathroom/shower recess. Recommendations: Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

#### **Please Note**

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other wet areas also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs

### 4.1 Hot Water Unit Overflow

#### **Please Note**

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.

Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water.

#### **Was the overflow sufficiently drained**

No - Divert hot water overflow away from the building perimeter



**Was the Water tank Overflow connected to Storm**

N/A

**Was the Air Conditioner Sufficiently Drained**

No - Divert A/C overflow away from the building perimeter







## **4.2 Moisture Readings**

### **Was there any Excessive Moisture Readings**

At the time of the inspection, our electronic moisture meter readings were normal.

### **Please Note**

High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs prior to contracts becoming binding.

### **Equipment Of Moisture detection used**

Tramex Encounter Moisture Meter

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 prior to contracts becoming binding.

## **4.3 Sub Floor Ventilation**

### **Sub Floor Ventilation is Generally**

Adequate.

## **4.4 Slab Edge Exposure**

### **Is the Slab Edge adequately Exposed**

No. Slab edge should be exposed a minimum of 75mm.



#### **4.5 Weep Holes and Sub Floor Vents**

##### **Were the weep holes Clear of debris**

Not applicable.

##### **Were the vents clear**

Not applicable.

##### **Please Note**

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. Ant Capping and Termite Shields**

##### **The Termite Shields Appear To Be**

The termite shields (ant caps) are inadequate. Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

Although antcapping is installed, it is rusting in some areas. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit or repair antcapping, this area should be regularly inspected by a licensed pest inspector.

Some missing



## Please Note

Termite shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.

## 6. Areas Found Conducive To Termite Infestation

### Conducive Areas Requiring Amendments

Wall mounted air conditioner overflow requires diverting to drain. This provides conducive conditions for termite infestation.

Damp sub floor soil. This provides conducive conditions for termite infestation. Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

Hot water unit overflow not connected to drain. This provides conducive conditions for termite infestation.

Leaking bathroom into subfloor timbers. This causes moisture and excess moisture is conducive to termite infestation. Consult an appropriate trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

There is no termite shields or ant capping on the piers/stumps. This makes it difficult to observe termite workings into the sub floor timber.

The slab edge is not exposed. The slab edge must be exposed so that a thorough inspection can be conducted for any termite infestation/access points.

Timber debris in contact with ground in sub floor. This provides conducive and concealed conditions for termite infestation.

Timbers in direct contact with soil creates conducive conditions for termite attack. Timbers should be removed or replaced with a product resistant to termite attack.







## **7. Environmental Conditions**

### **Are Trees Close to Home**

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation and i recommend you liaise with the neighbours to have the trees regularly checked and if in your site, organise regular inspections for termite infestation.

## **8. Thermal Imaging Results**

### **Observation**

Not applicable to this inspection as no thermal imaging device was requested or used



## OVERALL ASSESSMENT

### 9. Overall Assessment of Property

#### **Please Note**

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

#### **Degree of Risk of Termite Infestation is**

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 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. 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. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

### 10. Subterranean Termite Treatment Recommendation

#### **Treatment Recommendation**

A management program in accord with AS 3660 to protect against subterranean termites is considered to be: **STRONGLY RECOMMENDED.**

### 11. Future Inspections

#### **Future Inspections**

Future inspections: As 3660 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. Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with as 4349.3 Or as 3660.

#### **Recommended Inspection Intervals**

12 Months.



## **12. General Remarks**

### **Terms And Conditions**

#### **IMPORTANT INFORMATION**

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 superficial 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 and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

1.6 Timber Damage - It is essential that any timber damage noted in the report 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:** Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 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 SPACE** - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.

**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 part of any bearer and at least 500mm below any concrete member.

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

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)** 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 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.

**5.0 EVIDENCE OF TERMITE DAMAGE:** Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

**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 their life. Australia's subterranean termite species are the most destructive timber pests in the world.

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 and 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.

**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 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. Refer to this report (if applicable) for further information.

Anobium punctatum borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

**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.

**Queensland Pine Beetle borer.** These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore 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 since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control 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 and to other affected timbers as required.

**Non-Commercial borers** Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

**8.0 FUNGAL DECAY (WOOD ROT)** Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

**9.0 MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health 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.

**10.0 COMPLAINTS PROCEDURE:** In the event of a dispute or a 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 (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 the 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 (21) days of the Arbitrator receiving the written submissions.



The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days 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 that You do not fully 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.

**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, building faults, timber pest activity and damage or their importance 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.

**The Inspection and Report was carried out by: Stephen Podgorelec**

**Contact the Inspector on: 0421752027**

**For and on Behalf of: Allround Pest Management**

