



TIMBER PEST INSPECTION REPORT

Report Commissioned By:

Mr & Mrs McNally
PO Box 355
Helensvale Qld 4212.

Property Address:

100 Nowhere Street
PARADISE QLD 4000

Report Reference:

11065

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VISUAL TIMBER PEST INSPECTION REPORT

Client & Site Information.

1.1 COMMISSIONED BY:

Mr & Mrs McNally
PO Box 355
Helensvale Qld 4212.

1.2 JOB NUMBER:

11065.

1.3 DATE OF INSPECTION:

14th November 2012.

1.4 INSPECTION ADDRESS:

100 Nowhere Street
PARADISE QLD 4000.

1.5 AGREEMENT NUMBER:

11065.

1.6 AGREEMENT DATE:

14th November 2012.

1.7 INSPECTORS DETAILS:

Simon McNally
Mobile 0408 746 661
Inspex Building & Pest Consultants Pty Ltd
ABN: 23 128 438 782
QBSA: 1143687.

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

Service Request.

1.8 Description of service requested:

Standard Timber Pest Detection Report.

1.9 Purpose of inspection

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

1.10 Special inspection requirements

No.

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 forms an integral part of the report.

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

This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and at the time of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests and/or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. Inspection to areas above 3.6 metres above the natural ground level are limited due to the height restrictions. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the interior of the subject dwelling is inspected.

LIMITATIONS

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

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

DISCLAIMER OF LIABILITY

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

DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable arising for losses payable in contract or tort sustained by the Client named in this report either under the heading Report Commissioned By or the heading Purchaser. This Report CANNOT be on sold by the Client or any other party other than the Report Author to any other party.

COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

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

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

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

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

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

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

COMPLAINT INVESTIGATION

In the event any litigation is brought 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.

DETERMINING EXTENT OF DAMAGE

This report is NOT a structural damage report. We claim no expertise in building and any inexperienced opinion we give on timber damage CANNOT be relied upon. The report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'minor', 'moderate', or 'severe'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

IMPORTANT INFORMATION

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

RECOMMENDATIONS FOR FURTHER ACCESS

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

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.

PROPERTY DESCRIPTION

Property Description.

2.1 Building type:

Highset House.

2.2 External walls:

Fibrous Cement Sheeting.

2.3 Attached structures:

A garage is attached to the dwelling.
A pergola is attached to the dwelling.
A verandah is attached to the dwelling.

2.4 Detached structures:

A pergola is detached from the dwelling.

2.5 Foundations:

Building is constructed on a timber posts with timber floor and bearer/joist .

2.6 Roof Covering:

Sheet Metal.

2.7 Estimate Building Age:

Property was built in 1980's.

Occupancy & Furnished Status.

2.8 Was the property furnished at the time of inspection?

The property was occupied and fully furnished at the time of the inspection. It must be understood that the furnishings and stored goods may be concealing evidence of timber pest activity, damage and/or defects. This evidence may only be revealed when the property is vacated. A further inspection of the property when vacant is strongly recommended in this case. We also encourage you to attend the presettlement inspection to ensure that the dwelling is consistent with this report.

Weather Conditions.

2.9 Weather Conditions on the Day and at the Time of Inspection:

Fine

ACCESSIBILITY

Summary of areas inspected.

3.1 The inspection covered the following readily accessible areas:

Building exterior. Building interior. Garage. Site including hard landscaping and fences within the boundaries of the property. Subfloor area.

NOTE: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a complete report to be submitted.

Summary of areas not inspected.

3.2 Areas not inspected:

No physical access possible to external roof due to the Work Place Health and Safety Act which does not allow access to a roof that is not accessible from a 3.6 metre ladder placed on the ground. It should be noted that when the exterior roof cannot be inspected in detail, other associated aspects of the roofing are also not inspected in detail. These may include items such as gutters, eaves, flashings, and valleys , defects may be present but not within the sight of the inspector.

Entire roof is cathedral type construction where the ceilings follow the roof contour and no roof void present for inspection.

No inspection has been carried out or any comment made on the serviceability of the shower water proofing membrane. A qualified water proofing specialist should be consulted for further advice.

No access to areas under kitchen cupboards, vanities and any fixed cupboards or bathtub.

Floor coverings present and no inspection conducted to underside of any floor coverings.

Some of the exposed timber beams where not inspected due to the height from floor level.

This report specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.

Crawl space limited to subfloor area due to method of construction. A limited visual inspection from a distance was carried out. When an inspection is limited, evidence of timber pest attack and other building defects may be present but not identified within this report.

RECOMMENDATION: A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Where access is restricted and the purchaser requires a full inspection, a special purpose inspection and report is available and recommended. Permission from the owner is required to complete this inspection.

Summary of areas inspection restricted.

3.3 Areas inspection were restricted:

Household furnishings present and restricted inspection within this area and Timber pest activity and/or damage and building defects may be present and undetected behind household furnishings.

Presence of window furnishings restricted access to windows and reveals.

A significant amount of stored goods present to interior of dwelling which restricted the inspection. These items should be removed to allow a more complete inspection to be carried out. Timber pest activity and/or damage and building defects may be present and undetected.

Inspection within various cupboards restricted by stored items. Timber pest activity and/or damage and building defects may be present and undetected

Stored items restricted inspection to interior of garage.

RECOMMENDATION: A further inspection is strongly recommended to areas that were not inspected or were access was restricted or obstructed prior to making a decision to purchase the property as Timber pest activity and/or damage and building defects may be present and undetected. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. Should there be any areas or elements listed above which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision being made to purchase the property.

Undetected Structural Damage Risk Assessment.

3.4 Details:

The overall degree of risk of undetected structural damage and conditions conducive to structural was considered LOW due to the level of accessibility for the inspection including the presence of obstruction.

SUMMARY OF FINDINGS

IMPORTANT NOTE

This Summary is not the Report. The following Summary MUST be read in full in conjunction with the report. Some comments and recommendations may be contained in the body of the report and not in the summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Timber Pest Activity or Damage.

4.1 Active termites found?

Yes, active termites (live white ants) were found. Please read the entire report.

4.2 Termite mudding and/or damage found?

Yes, there is visible evidence of termite damage and/or workings were found. Please read the entire report.

4.3 Wood Borers of seasoned timbers found?

No visible evidence of borer activity or damage found in the areas able to be inspected on day of inspection. Please read the entire report.

4.4 Wood decay (rot) found?

Yes, there is evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the entire report.

4.5 Previous Termite Management Program:

No evidence of a termite management program found. Please read the entire report.

4.6 Chemical Delignification:

No evidence of chemical delignification.

4.7 Conditions Conducive to Timber Pest Attack:

Yes there is evidence of conditions conducive to timber pest attack found. Please read the entire report.

Important: It is strongly recommended the purchaser makes their own inquiries from the vendor about any history regarding Timber Pests and in particular Termites for this property.

Degree of Risk.

4.8 Undetected Timber Pest Risk assessment:

Overall degree of risk of Timber Pest Infestation to this property appears to be **Very High - See notes below.**

The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of 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.

Frequency of Future Inspections.

4.9 Future Inspection Frequency:

It is recommended that the 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 14 days.

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

TERMITES

Active (Live) Termites.

5.1 Active (Live) termites found?

Yes - Inspection revealed active (live) termites to the area listed below. It should be noted that where evidence of active termites or damage is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. The active termites should not be touched or disturbed as this will hinder a successful treatment.

5.2 Termite Species:

Coptotermes - This species of termite has the potential to cause extensive to severe damage to structural and decorative timbers.

5.3 Location:

Main bathroom door frame
Verandah bearers, joist and flooring
Subfloor - Post Joist and bearers.
Detached pergola trusses and post.

5.4 Severity:

Visible timber damage appears moderate. Refer to the definitions section of this report. Section 1.6-Timber Damage.

5.5 2nd Termite Species:

Microcerotermes- This species of termite has the potential to cause minor to moderate damage to structural and decorative timbers

5.6 Location:

Nest in Garden.

5.7 Severity:

Visible timber damage appears minor. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

5.8 3rd Termite Species:

Nasutitermes - This species of termite has the potential to cause moderate to extensive damage to structural and decorative timbers

5.9 Location:

Tree stumps
Power pole front of property

5.10 Severity:

Visible timber damage appears minor to moderate. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

5.11 The following action is recommended:

The application of a termiticide registered for the control of active termites is required immediately. The application of termiticide is designed to eradicate termite activity to localized areas. It may also eradicate the termite colony responsible for the attack, but this cannot be guaranteed. Termiticide treatment to active termites on its own is not considered a complete termite management system, but generally forms the first part of a two-part termite management system. Following the successful control of the termites using termiticide, a second stage termite management system should be implemented, the damaged timbers should then be removed. Contact Inspex for further advice and refer to treatment recommendations in the report for further

information.

A further detailed inspection by way of an invasive inspection is recommended to determine the full extent of any damage. This may involve but not limited to cutting holes in the wall linings, removing furniture, wall and ceiling sheets, and/or moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation.

Remove damaged timber and replace with a suitable timber for this application. It is recommended a carpenter/builder is consulted for further advice.

Termite Workings and/or Damage.

5.12 Any evidence of any termite workings and/or damage found?

Yes - Termite mudding and/or damage to area including but not necessarily limited to the following timbers and the areas listed below. It should be noted that where evidence of termite damage/mudding is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

5.13 Location:

Power pole front of property
Light pole near pool
Bathroom door frame
Garage - Wall, Ceiling bearers
Verandah bearers, joist and flooring
Subfloor - Post, Joist Bearers, Flooring.
Detached pergola trusses and post.
Attached pergola timbers
Rear timber ramp
Tree
Loose timbers in contact with the ground
Tree stumps.

5.14 Severity:

Visible timber damage appears moderate. Refer to the definitions section of this report. Section 1.6-Timber Damage.

5.15 The following action is recommended:

Remove damaged timber and replace with a suitable timber for this application. It is recommended a carpenter/builder is consulted for further advice.

Recommend to remove tree stump and loose timbers.

It is recommended that test drilling of all timber stumps be conducted in subfloor as they are capable of concealing termite colonies.

NOTE: Where visual evidence of damage/workings from termites is located it is possible that the termites maybe active in the vicinity and have temporarily abandoned the area. In this case further damage/workings from termites are highly possible. Regular inspections are recommended to ascertain where the termites are active or inactive.

FUNGAL DECAY

Fungal Decay.

6.1 Any Fungal Decay Present?

Yes - Inspection revealed fungal decay within this area including but not necessarily limited to the following timbers and the areas listed below.

6.2 Location:

Both verandahs - Bearers, Joist, Flooring, Handrail
Both pergolas - Timber post. Roofing timber
Rear ramp
Timber fascia boards
Power and light pole.
Tree stumps
Loose timbers in contact with the ground

6.3 Severity

Moderate wood decay present. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired . Refer to the definitions section of this report - Section 1.6 - Timber Damage.

6.4 The following action is recommended:

Remove damaged timber and replace with a suitable timber for this application. It is recommended a carpenter/builder is consulted for further advice.

NOTE: Wood decay (fungi) is conducive to subterranean termites you should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage. The buyer should contact the relevant tradesperson for estimate of costs before proceeding with the purchase.

DURABILITY OF EXPOSED TIMBERS

Exposed Timbers.

7.1 Non Durable timbers Present

Non durable timbers have been used in the construction of the dwelling and are exposed to the elements, these timbers may have been an acceptable building material at time of construction but do not meet today's Building Code.

7.2 Location:

Verandah timbers
Pergola timbers

7.3 The following action is recommended:

Remove damaged timber and replace with a suitable timber for this application. It is recommended a carpenter/builder is consulted for further advice.

CONDITIONS CONDUCIVE TO TIMBER PEST

Conditions Conducive.

8.1 Site:

Garden mulch can increase the risk of termite attack as rotting and decaying plant matter and moist conditions can be highly attractive to termite attack and the area should be carefully monitored by a licensed pest technician.

When previous termite attack occurred as the risk of future attack remains high.

Loose timbers are present and in contact with the external soil. Timbers such as these are highly attractive to subterranean termite attack and should be removed.

Ground water is ponding or flowing within the subfloor area due to inadequate drainage. Poor site drainage can create unstable foundations that may have an adverse structural effect over time, also water alongside or near to building walls is highly conducive to termites. Drains should be installed to divert seepage and surface runoff water away from the house. Drains should be connected to the existing stormwater drainage system. Rectification required. Please contact a licensed plumber/drainer for further advice.

8.2 Building:

Plants and garden beds have been built up against the external walls and these should be removed as they can allow concealed termite entry.

Hot water system overflow is discharging water adjacent to the structure. Hot water units that release water alongside or near to building walls should have overflow piped to a drain as the resulting wet area is highly conducive to termites. Consult a licensed plumber for further advice.

Level of soil is either higher than, or at a similar level of the internal floors on left hand side. This situation could allow concealed termite entry. We strongly recommend the lowering of the ground level by at least 75mm to below the internal floor level to reduce the risk of concealed termite entry. Consult a licensed builder for further information.

Main bedroom wall is flexing and moving beyond normal limits, A further detailed inspection is required by a relevant tradesperson to determine the cause of flexing and all costs to rectify.

When previous termite attack occurred as the risk of future attack remains high.

Pergola timber support posts are not the minimum 75mm from ground level. The Australian Standards recommends that the timber posts need to be a minimum 75mm from ground level. This will avoid timber rot and unseen termite entry from occurring. Repairs required to maintain the 75mm clearance.

When gutters and downpipes are not installed rainwater discharges directly adjacent to foundations of the structure. Water alongside or near to building walls is highly conducive to termites. Gutters should be installed by a suitably qualified person.

8.3 High moisture level detected:

Yes, under test conditions using a "Tramex Moisture Encounter Plus" on the Scale 2 setting a reading higher than 30% was noted. 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. Timber decay may also be present inside the wall cavity. In all cases where a high moisture level is encountered, we strongly recommend further investigations be carried out to determine the cause of this situation. The areas of high moisture should be investigated by way of an invasive inspection. When a high moisture reading is reported, you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated costs of repairs.

8.4 Location/area:

Wall adjacent to ensuite.

8.5 The following action is recommended:

A further detailed inspection by way of an invasive inspection is recommended to determine the full extent of any damage. This may involve but not limited to cutting holes in the wall linings, removing furniture, wall and ceiling sheets, and/or moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation.

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.

9.1 Description:

No visible evidence of any termite protection program to this property. We have determined that a termite management plan in accord with AS 3660 is essential due to factors which may include the degree of risk for potential termite attack and/or environmental conditions. We have not included a treatment specification or quote with this report. This does not negate the need for a treatment and such a treatment is still considered essential as the dwelling is at risk of termite attack.

TREATMENT RECOMMENDATIONS

Where evidence of termite activity 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 it is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

Chemical Treatment Recommendations.

10.1 Termite management program:

We have determined that a termite management plan in accord with AS 3660 is essential due to factors which may include the degree of risk for potential termite attack and/or environmental conditions. Refer also to frequency of inspections.

10.2 Treatment of Active Termites:

The application of a termiticide registered for the eradication of the termite colony is required immediately. Termiticide treatment to active termite/workings on its own is not considered a complete termite management program, but generally forms the first part of a two-part termite treatment. Following the successful control of the termites using termiticide, a second stage chemical barrier should be commenced as recommended.

The cost to treat the active termites is \$480.00 (Inclusive of GST).

10.3 Termite Baiting/Monitoring System:

We recommend the installation of a termite monitoring system at this property. Appropriately qualified pest management firms should be contacted to give treatment options.

10.4 Borerscope/Invasive:

Yes a borerscope inspection is recommended this entails drilling small holes approximately the diameter of a pen into an area highlighted to be of concern. A small camera is inserted into the wall cavity to physically view inside the cavity to see if there are any active termites; and/or workings; water leaks and/or damage inside the wall. While this is a more invasive inspection, it is not necessarily conclusive as evidence of termites may be contained within the timbers.

Our quote to conduct a Borerscope inspection is \$240.00 (Inclusive of GST).

10.5 General Pest:

We recommend a 'General Pest' treatment be conducted by a qualified pest management technician for the eradication of household pests including rodents.

IMPORTANT INFORMATION

11.1 PLEASE NOTE:

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

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of a concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab can allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property. We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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 where reasonable access was available were inspected. AS 4349.3 defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: 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 or removing screws and/or bolts.

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.

Roof Exterior

Height = 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 slab 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.

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

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

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 TIMBER DECAY FUNGI

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

9.0 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.

10.0 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.

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