



## **VISUAL PEST INSPECTION REPORT**

Inspection Date: 2018

Exclusively for: A Client

For the property located at:

South East Queensland



If you have any queries or require any clarification with this report, please feel free to contact the Inspector Compass Building and Pest Inspections QBCC Licence Number: 1281348.

**ABN: 87 169 916 367 Compass Building & Pest South Pty Ltd Phone (07) 3267 6744**

# VISUAL TIMBER PEST INSPECTION REPORT

## CLIENT & SITE INFORMATION:

**COMMISSIONED BY:** A Client.  
**YOUR REF/FILE NUMBER:** 0000.  
**DATE OF INSPECTION:** 2018.  
**WEATHER CONDITIONS AT THE TIME OF THE INSPECTION** Fine.  
**PROPERTY ADDRESS:** South East Queensland.  
**INSPECTED BY:** Compass Building and Pest Inspections.

## Property Description:

**Building type:** Two storey townhouse.  
**External walls constructed from:** Timber frame work with, brick veneer. Rendered finish.  
**Roof Construction:** The roof is of pitched construction.  
**Roof is covered with:** Colourbond corrugated sheet metal and Concrete tiles.  
**Footings & Flooring:** The building is constructed on concrete footings and slab.  
**Estimate Building Age:** Between 15 and 20 years old.

## TIMBER PEST VISUAL INSPECTION

This is a visual inspection only in accordance with the requirements of AS 4349.3- 2010 Inspection of buildings Part 3: Timber pest inspections.

### BRIEF SUMMARY

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.

**Important :** The consultant did not move or remove any ceiling coverings, wall coverings, floor coverings, furnishings, equipment, appliances, pictures or any other house hold goods. In an occupied property, furnishings or stored goods maybe concealing defects which may only be revealed when the items are moved or removed. We strongly recommend the client and/ or purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

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

## ACCESS

**Summary of Areas Inspected:** Roof void, Internal area, Subfloor area, Garage, Carport, External area, Outbuildings, Site.  
**Any area(s) to which access should be gained:** Other than some areas that are normally inaccessible due to construction methods, furniture, floor coverings and furnishings, normal access was gained. Please read the report.

## TIMBER PEST ACTIVITY OR DAMAGE

<b>Active termites found:</b>	Active (live termites) termites (White ants) were found. Please read the report.
<b>Inactive Workings and or Damage caused by termites found:</b>	Evidence of termite workings such as mud tubes or damaged timbers were found. Further advise is outlined in report. Please read the report.
<b>Damage caused by borers found:</b>	Evidence (flight holes) of borers of dry seasoned timbers or borer workings was found. Please read the report.
<b>Damage caused by wood decay found:</b>	Evidence resulting from wood decay fungi (wood rot) was found. Please read the report.

## ROOF CAVITY

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

### Access Limitations:

<b>Restrictions:</b>	Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection.
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### Active Subterranean Termites Found

<b>Termite Activity</b>	Yes - Inspection revealed currently active termites within this area including but not necessarily limited to the following timbers and the areas listed below. Yes a Termite nest found.
<b>The termites are believed to be</b>	<i>Coptotermes</i> spp.



**Above the following location or area** Bathroom.

## INTERIOR

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. We strongly recommend that access be gained to all inaccessible areas. See Section - Reasonable Access.

### Inspection Limitations:

<b>Restrictions:</b>	Floor coverings, furnishings and furniture was present and restricted inspection within this area.
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### Access Limitations:

<b>Restrictions:</b>	Some stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Inspection within various cupboards was restricted by stored items.
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## Location/area:

### Restrictions

All interior areas.

## Termite Workings and/ or Damage

### Inactive workings caused by termites

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

### Affected interior timbers and or areas

Wall sheeting/ linings, Skirting timbers.



### Location/area

Main bedroom.

### Severity

Visible timber damage appears moderate however, this opinion is based on a visual inspection. A special purpose report can offer a more detailed description. Refer to the definitions section of this report.

## Wood Borer damage found

### Damage found

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

### Description

Queensland pine beetle/ borer (*Calymnaderus Incisus*) damage was noted to flooring timbers. See summary regarding treatment options.

### Location/area

Hallway.

### Severity

Visible timber damage appears minor however, this opinion is based on a visual inspection. A special purpose report can offer a more detailed description. Refer to the definitions section of this report.

## Wood decay damage found

### Description

Yes - Wood decay damage was noted to the following timbers/areas.

### Affected interior timbers and or areas

Skirting timbers.

### Location/area

Dining room.

### Severity

Visible timber damage appears minor however, this opinion is based on a visual inspection. A special purpose report can offer a more detailed description. Refer to the definitions section of this report.



## Conducive conditions

### High Moisture level detected

High moisture levels were detected to some internal walls in or adjacent to the areas noted below. This can be an indicator of a free moisture source (water leak) or possible timber pest activity. 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. Refer 9.0 The Presence of Excessive Moisture.

**Affected interior timbers and or areas** Wall sheeting/ linings.



**Location/area**

Bedroom three, front internal corner. Main bedroom wall backing onto ensuite shower.

## EXTERNAL

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. We strongly recommend that access be gained to all inaccessible areas. See Section - Reasonable Access.

### Inspection & Access Limitations:

**Restrictions:**

There is insufficient crawl space below the front decking timbers due to the method of construction. See Section - Reasonable Access.

### Active Subterranean Termites Found

**Termite Activity**

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

**The termites are believed to be**

*Microcerotermes* spp.

**Affected external timbers**

Timber retaining walls.

**Location/area**

Right hand side of the property.

**Severity**

Visible timber damage appears minor however, this opinion is based on a visual inspection. A special purpose report can offer a more detailed description. Refer to the definitions section of this report.

## FENCES

### Restrictions & Conducive Conditions:

**Description of Restriction:**

Inspection to the following fencing timbers was restricted in part by foliage - Right hand side fence:

### Timber Pest Assessment

**Details**

No visible evidence of active subterranean termites to accessible areas at the time of inspection.

### Wood decay damage found

**Description**

Yes - Wood decay damage was noted to the following timbers/areas.

## Affected fence timbers

Left hand side:



## Severity

Visible timber damage appears severe however, this opinion is based on a visual inspection. We recommend a special purpose report of this area be carried out by a licenced and practicing Builder. Refer to the definitions section of this report.

# SUBFLOOR

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. We strongly recommend that access be gained to all inaccessible areas. See Section - Reasonable Access.

## Slab areas

### Slab areas

Some sections of the property are constructed on a concrete slab below which there is no subfloor for inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab).

## Active Subterranean Termites Found

### Termite Activity

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

The termites are believed to be *Schedorhinotermes* spp.



Below the following location or area  
Patio.

## Conductive conditions

### Description

We note the general lack of ant capping or deficiencies. The purpose of ant capping is to reduce the risk of concealed termite attack. As the Ant capping is not continuous or adequate, the option to replace ant capping is not normally economical. Ant capping is installed at the time of construction, and therefore is embedded in the buildings structure. So in this case the most economical procedure is to install a termite management system in accordance with the current building codes and best practices the termite management.

## GARAGING

### Description of garaging

#### Describe garaging

A garage: A carport: Located at the front of property. Located on the righthand side of property.

### Timber Pest Assessment

#### Details

No visible evidence of active subterranean termites to accessible areas at the time of inspection.

## OUTBUILDINGS

### Description of Outbuildings

#### List of outbuildings

A metal garden shed. A shed. A shade house. A BBQ area. A gazebo.

### Timber Pest Assessment

#### Details

No visible evidence of active subterranean termites to accessible areas at the time of inspection.

### Conducive conditions

#### Description

The timber posts of the BBQ area are in direct contact or in close proximity to the soil. Timber to soil contact can allow concealed termite entry and promotes wood decay. This should be monitored on a regular basis to minimize timber pest attack. It is always preferred that timber to soil contact does not occur, modifications should be made.

## 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 Management Program to the property

#### Description

There is no visible evidence of a termite management system being in place.

## SUMMARY IN DETAIL

### IMPORTANT NOTE

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

### SUMMARY DETAILS:

#### Termite Activity.

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

#### The Presence of Excessive Moisture.

Yes - High Moisture levels were detected by the moisture meter to some internal wall sections as indicated in the body of this report, this can be an indicator of a free moisture source (water leak) or possible timber pest activity. 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.

#### Recommendations for further investigation

This report should be read in conjunction with building report. Due to comments made in this report regarding timber damage, we recommend that a building contractor inspect the timber damage and give a qualified opinion regarding same and associated costs to repair.

#### Future Inspections

Regular inspections carried out every 6 months are essential to this property. (Note: Termite Barriers installed to buildings can breach by what is commonly called conducive conditions. Periodic maintenance to property structures can minimise possibilities of infestations in and around a property.) Please read report in full to ascertain **conductive conditions** to this property and structures found on day of inspection. Termite Attack can be minimized by the implementation of the report recommendations and in ensuring that the barriers provided when your home was built remain effective. Keep gardens away from perimeter. Don't Bridge termite barriers and ant caps with extensions, patios etc and keep timber parts of your home away from contact with ground this will impede and discourage termite entry into the buildings. Please read report in full.

### IMPORTANT NOTE

This Timber Pest Risk Assessment is based on the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to a building. **RECOMMENDATIONS:** Where the risk is considered "Moderate" or "Moderate-High" or "High", 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 obstructions have been removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and installation. In some instances it may also require the removal of wall and ceiling linings, and cutting of access panels/ holes. For further advice consult the timber pest inspector that carried out this visual timber pest inspection.



## TIMBER PEST RISK ASSESSMENT DETAILS:

### Undetected Timber Pest Assessment:

The Australian Standards AS 4349 Inspections of buildings requires that the inspector give an indication as to the overall risk of undetected termite attack of the inspected property and or buildings. The overall risk of undetected termite damage and / or workings was considered "High". A termite management program as well as regular timber pest inspections or more frequent timber pest inspections to this property are strongly recommended. Failure to follow our recommendations both here and within the report may result in the property and buildings undergoing termite attack. See recommendations above.

## INFRARED THERMAL CAMERA IMAGING

### Details and Limitations

#### Thermal Imaging Details

Infrared Thermography is a detection process that converts invisible heat (infrared radiation) energy in to a visible image defined by the heat radiated. All objects emit infrared radiation which is proportional to the temperature of the object. The Thermal imaging process detects temperature differences between objects, if there is no temperature difference or the difference is outside the range of the detection device the process cannot differentiate between objects. The visible image created by a Thermal Image device is an outline of the objects due to their temperature differences. On viewing part of a structure the outlines of the viewed areas represent what is expected for that structure e.g. the wall framing behind the gyprock. The device may identify temperature irregularities within its operating range in the structure. Such thermal anomalies (irregularities) may represent dampness, water leaks, piping, insulation, cabling or foreign materials such as termite mudding, heat from another source such as a refrigerator etc. Where these anomalies (irregularities) are present they will require further investigation outside the scope of this Report and a separate contract. When a heat irregularity is detected an initial attempt is made to identify the source with non invasive inspection tools used by the Inspector.

### Restrictions

#### Inspection Restrictions

Storage was present.

### Thermography Results

#### Abnormal Surface Temperature Found

Wall in main bedroom backing onto ensuite shower noted high than average reading or irregularities, this should be further investigated. See recommendations for further investigations in Summary in Detail.

## TREATMENT RECOMMENDATIONS

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

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

### Treatment Recommendations

#### Detailed Treatment Specification not submitted

We have determined that a Termite Management Program in accord with AS 3660 is necessary, due to factors which may include problems with access, conducive conditions, chemical degeneration, environmental conditions or no evidence of a Termite Management Program being in place. We have not included a treatment specification or quotation with this report. This however, does not negate the need for a Termite Management Program and it is still strongly recommended.

For Treatment proposals / Quotation and further advice on Termite Management Systems, please contact Compass Building and Pest Inspections. If the Client has any queries or concerns regarding Termite Management Systems, please do not hesitate to contact the inspector who carried out this Report.

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

#### TERMS AND CONDITIONS

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

#### **THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-2010 - Inspection of buildings Part 3: Timber Pest Inspections.**

This visual inspection is limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and time of Inspection. Inspection has been made in the areas where infestation is most likely to occur. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. Ancillary/ additional testing is carried out to the accessible areas, which the consultants experience has shown to be particularly susceptible to attack by Timber Pests. Additional testing comprises of a electronic Moisture detecting meter - an instrument used for assessing the moisture content of building elements. Probing- a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. pocketknife), but does not include probing of decorative timbers or finishes, or the drilling of timbers and trees. Sounding- a technique where timber is tapped with a solid object. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into.

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 to be carried out.

**1.4 Moderate** - Damage that is more than surface damage and is likely to require some superficial 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 builders 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 builders 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

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as *"areas where safe, unobstructed access is provided which shall be determined by the Inspector of the extent of accessibility of area at time of inspection base on the conditions encountered, and where these clearances are not available, or areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

### Roof Interior

Access hole = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

### Subfloor

Access hole = Access is normally not available where dimensions are less than 500 x 400mm, and Crawl space (timber floor) below 400mm to bearer, joist or other obstruction, (concrete floor) is 500mm.

### Roof Exterior

Must be accessible from a 3.6m ladder.

### **3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED**

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, carpet, moving stored items, furniture or foliage during the inspection. We will physically 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 (white ants) 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.

**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.

### **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.

**Anobium punctatum borer (Furniture beetle) and Calymmaderus incisus (Queensland pine 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 these beetles are usually observed in timbers that have been in service for 10 to 20 years or more.

**Lyctus brunneus borer (powderpost 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.

## 8.0 MOULD CLAUSE

Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health and allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.**

If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

## 9.0 CONDITIONS CONDUCIVE TO TERMITE ATTACK

**Lack of Adequate Subfloor Ventilation:** Inadequate ventilation provides a condition suitable for termite infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

**The Presence of Excessive Moisture** Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to termite attack. Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

## 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.

## SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") and European House Borer (*Hyloterpes 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. No liability shall be accepted on account of failure of the within Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the within 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 within Report.

Photographic evidence taken on the day of inspection is given as an example of the findings to the property for reporting purposes only. These photos within the report are to assist, and may not show all the items noted on the day of inspection.

## DETERMINING EXTENT OF DAMAGE

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

## 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 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 Licensed Inspector (including but not limited to any area(s) or section(s) so specified

by the Report).

#### **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.

#### **DISCLAIMER OF LIABILITY TO THIRD PARTIES**

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

#### **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.

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

**End Of Timber Pest Report**