

# BUILDING REPORTS N.S.W.

PH: 0411 642 935

pre-purchase building and pest reports

16 Gardyne Street  
Bronte 2024  
Builders Lic 12715C  
Building Consultant  
Website [www.buildingreportsnsw.com.au](http://www.buildingreportsnsw.com.au)

ABN 29 006 493 110  
Mobile Ph: 0411 642 935  
Fax: (02) 9387 2270  
Accredited Timber Pest Inspector  
Member ASBC

## Pest Report

Report Commissioned By:

Sample Timber Pest Report

Property Address:

77 Sample St Willoughby

Report Number:



# VISUAL INSPECTION REPORT

## CLIENT & SITE INFORMATION:

**Commissioned By:** Sample Timber Pest Report.  
**Your Ref/File Number:** 123456.  
**Property Address:** 77 Sample St Willoughby.

## DETAILS OF THE INSPECTION:

**Date Of Inspection:** 20th October 2010.

***Note:** If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*

**Inspector:** Name: Peter Symonds (Contact telephone number: 0411 642 935)  
Accredited Timber Pest Inspector NSW TAFE.

**Persons Present At Inspection:** Real Estate Agent: Purchaser.

## DESCRIPTION OF STRUCTURE(S) INSPECTED:

**Building Type:** Single storey freestanding dwelling.

## WEATHER & ORIENTATION:

**Weather Condition:** The weather condition on the day of the inspection was generally fine.  
**Orientation:** For the purpose of identification South is assumed to be approximately at the main street frontage of the property.

# TIMBER PEST INSPECTION - BRIEF SUMMARY

## TERMS & LIMITATIONS:

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

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

**2. SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi

(hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

**3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

**4. DETERMINING Extent of damage:** The Report is NOT a structural damage Report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive or extensive. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation 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.

**5. MOULD:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**6. DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

**7. 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.

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

### **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, 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 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.

This report is subject to Terms and Limitations.

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

## ACCESS

**Any Area(s) To  
Which Access  
Should Be  
Gained:**

Other than some areas that are normally inaccessible areas due to construction methods, normal access was gained. Please read the report.

## 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.

## TIMBER PEST ACTIVITY OR DAMAGE

**Active Termites**

**Found:** At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

**Damage Caused  
By Termites**

**Found:** Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the report.

**Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

**Damage Caused**

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

**Damage Caused  
By Wood Decay**

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

**Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

## EXTERNAL - TIMBER PEST

### RESTRICTIONS:

- Site:** Boundary and or common external walls were not inspected as access was not gained to adjoining properties.
- External Area:** There is insufficient crawl space below decking timbers due to the method of construction.

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. See Section 2.0 - Reasonable Access.

### CONDUCTIVE CONDITIONS

- Description** Decking timbers are in contact with soil. These should be modified to reduce the risk of concealed termite entry.

### EVIDENCE OF ACTIVE TIMBER PESTS

- Details** No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## GARAGING - TIMBER PEST

### GARAGING TYPE

- Describe Garaging** A carport:

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. Recommend access be gained.

### EVIDENCE OF ACTIVE TIMBER PESTS

- Details** No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## OUTBUILDINGS - TIMBER PEST

### OUTBUILDINGS DESCRIPTION

- List Of Outbuildings** A metal garden shed(s):

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. Recommend access be gained.

## EVIDENCE OF ACTIVE TIMBER PESTS

**Details** No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## INTERIOR - TIMBER PEST

### RESTRICTIONS:

**Inspection**

**Limitations:** Rugs and or carpets are over slab/timber floor and restricted inspection to the upperside of flooring.  
Both floorcoverings and furnishings were present and restricted inspection within this area.

**Access**

**Limitations:** A significant amount of 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. Access was limited in the following locations and or areas: Robes and cupboards.

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.

### TERMITE DAMAGE

**Damage Caused**

**By Termites**

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

**Affected Interior Timbers**

Flooring timbers:

**Location/Area.**

Bedroom two: Hallway:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### ANOBIUM PUNCTATUM BORER DAMAGE FOUND

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

**Description**

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

**Affected Interior Timbers**

Flooring timbers:

**Location/Area.**

Main bedroom: Bedroom two: Hallway:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

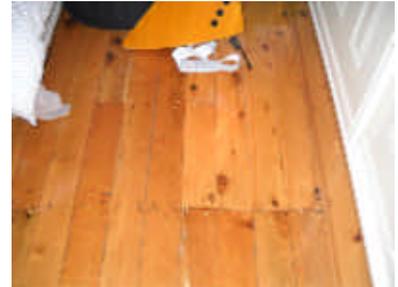
## NEW TIMBERS

### New Or Repaired Timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

### Affected Interior Timbers

Flooring timbers:



**Location/Area.** Various areas:

## EVIDENCE OF ACTIVE TIMBER PESTS

### Details

No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## SUB FLOOR - TIMBER PEST

### RESTRICTIONS:

#### Cavity Present/ Not Accessible:

Crawl space was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Inspection was restricted in or below the following locations and or areas: Bedroom three:

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 2.0 - Reasonable Access

### RESTRICTIONS SLAB:

#### 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). A timber floor appears to have been laid over a concrete slab area. No inspection was possible below this area. It should be noted that this method of construction is also considered a conducive condition in relation to the potential for concealed termite entry.

## TERMITE DAMAGE

### Damage Caused By Termites Found

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

**Affected Subfloor  
Timbers**

Floor joist/s: Flooring timbers:

**Below The  
Following**

**Location Or Area** Main bedroom: Bedroom two: Lounge room:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### **ANOBIUM PUNCTATUM BORER DAMAGE FOUND**

**Damage Found**

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

**Description**

Anobium borer damage was noted to loose timber lying under the structure. These timbers should be removed.

**Below The  
Following**

**Location Or Area** Hallway:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### **WOOD DECAY DAMAGE FOUND**

**Description**

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

**Affected Subfloor  
Timbers**

Bearer plate:

**Below The  
Following**

**Location Or Area** Lounge room:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### **LYCTUS BORER DAMAGE**

**Description**

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

**Affected Subfloor  
Timbers**

Floor joist/s:

**Below The  
Following**

**Location Or Area** Main bedroom:

**Severity**

Visible timber damage appears minor. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

## NEW TIMBERS

### New Or Repaired Timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

### Affected Subfloor Timbers

Floor joist/s: Flooring timbers:

### Below The Following

Location Or Area Various areas: Main bedroom: Bedroom two: Lounge room: Bedroom three:

## SUB FLOOR CONDUCTIVE CONDITIONS

### Description

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

We note the general lack of ant capping or deficiencies in the fitment of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible.



Timber supports are present in the subfloor area. These should be replaced with a non timber alternative.

### Below The Following

Location Or Area Various areas:

## EVIDENCE OF ACTIVE TIMBER PESTS

### Details

No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## SUBFLOOR VENTILATION

### Description

Subfloor ventilation appears to be adequate at the time of inspection.

## ROOF INTERNAL - TIMBER PEST

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

### RESTRICTIONS:

#### Inspection

**Limitations:** Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

#### Access

**Limitations:** A section of the roof is of skillion type construction and there is no accessible cavity for inspection.

A comment is not made where access was unable to be gained. 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. Timbers above the areas nominated were not accessed and not able to be inspected. Recommend access be gained to allow a full inspection of inaccessible areas.

### EVIDENCE OF ACTIVE TIMBER PESTS

#### Details

No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

## TREATMENT & SUMMARY - TIMBER PEST

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

### EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

#### Description

A notice indicates that the property may have been treated during construction in respect to protection against subterranean termite attack. We strongly recommend any prospective purchaser attempt to verify this information and obtain copies of all relevant documentation.



#### 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:

### Overall Assessment Of Property:

At the time of the inspection the **DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered to be moderate to high.

### Further Access Required:

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 were unable to gain access to areas below deck/verandah/porch as detailed in the above report. It should be noted that the underfloor area is the prime area of timber pest attack and active termites or other timber damaging pests may be present and not detected. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate.

### Evidence Of Timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. This statement may not be for the whole structure and is limited to the commissioned inspection area only. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas.

**At the time of inspection no termite activity was found but we can not guarantee that termites will not enter the property at a later stage, A Termite barrier should be installed for the protection from timber pest entering the property as one (1) in Five (5) homes are attacked.**

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.

All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding 12 monthly or more frequently if recommended in the body of this report.

### Termite Damage:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further **INVASIVE INSPECTION** is strongly recommended, see Section 3.0 - Further Invasive Inspection.

### Anobium Borers:

*Anobium punctatum* borer damage is evident to softwood flooring. It is not possible to determine whether activity exists without destruction of the timbers. We recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect

to this borer. Replacement of affected timbers is always preferred as a long term solution however, a chemical treatment to control re infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers. The estimated cost of such a treatment is from \$700.00 subject to adequate underfloor access. Where further access is required, additional costs will apply.

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

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

## CHEMICAL TREATMENT RECOMMENDATIONS

### Detailed Treatment Specification Not Submitted

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

### **Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests:**

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 the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a suitable 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.

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.

**Please Note:** The following information is very important and forms an integral part of this report. When replacing exterior timbers use treated pine or hardwood.

**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**

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID** - the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

**SUBFLOOR** - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor;

**ROOF EXTERIOR** - must be accessible by a 3.6M ladder.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

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

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available

by ordering with several days notice. Inspection time for this report will be greater than for a visual inspection. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

#### **4.0 CONCRETE SLAB HOMES (Part or full slab)**

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. More recent data would indicate that this is now as high as 1 in every 3. 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 to gain access to the home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may 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.

**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 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, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area 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 dwelling. Borers of green unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

**Anobium 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 paneling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus borer (powder post beetle).** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that 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. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. 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 sub floors, 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.

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