

VISUAL TIMBER PEST INSPECTION REPORT

IN ACCORDANCE WITH AS4349.3

FOR:

AT:

VENDOR:

PURCHASER:

REFERENCE NUMBER:

DATE OF INSPECTION:

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1. INSPECTION REPORT DETAILS

Report Number:

Scope of Inspection:

Commissioned by:

Client:

Address of client:

Address of property inspected:

Date of Inspection:

Weather Conditions:

Recent Conditions:

Orientation:

Currently Occupied:

2. PROPERTY DESCRIPTION

Number of storeys:

Walls constructed in:

The roof is lined with:

The windows are:

The floors are:

Garage/carport:

Other structures:

Garden area:

3. REPORT SUMMARY

IMPORTANT DISCLAIMER

- ◆ This 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.
- ◆ This Summary must be read in conjunction with the full report and not in isolation from the report.
- ◆ If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained: yes () no ()

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found: yes () no ()

Was visible evidence of subterranean termite workings or damage found: yes () no ()

Was visible evidence of borers of seasoned timbers found: yes () no ()

Was evidence of damage caused by wood decay (rot) fungi found: yes () no ()

**For complete and accurate information
please refer to the attached complete
Visual Timber Pest Report, provided
in accord with AS 4349.3**

4. VISUAL TIMBER PEST REPORT IN ACCORD WITH AS 4349.3

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 on page 18 of this report) 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.

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) 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.

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. This Report does not and cannot state the extent of damage. It is NOT a structural damage report. We claim no expertise in structural engineering. If any evidence of Timber Pest activity or damage is Reported, then it must be assumed there may be some structural damage and a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed by this report or not.

5. POSSIBLE HIDDEN DAMAGE. If Timber Pest activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. MOULD (Mildew and Non-Wood Decay Fungi) DISCLAIMER. Mildew and non wood decay fungi is commonly known as Mould. 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.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould 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.

7. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Timber Pest Property Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

1. Brief Description of Structure(s) Inspected:

When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

2. Areas Inspected: Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

Areas NOT Inspected: No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc. Furnishings, furniture & stored items were not inspected.

3. Other Area(s)* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

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

4. Area(s)* in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:

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

5. High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:

6. Was the property furnished at the time of inspection? YES () NO () Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

SUBTERRANEAN TERMITES

7. Were active termites (live insects) present at the time of inspection:

Location:

8. The termites are believed to be: () *Coptotermes species*
() *Schedorhinotermes species* () *Nasutitermes species*
() *Heterotermes species* () *Mastotermes darwiniensis*
() Other:

and have the potential to cause () **Moderate** () **Moderate to Large** () **Large**
amounts of damage to timber including structural damage or () are a species not
considered generally to cause structural damage.

9. A termite nest was found in (state location):

10. Visible evidence of subterranean termite workings and/or damage was found in:

VERY IMPORTANT: Where any termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5 on page 6 and 7.

11. While we are not builders the termite damage appears to be:-

Moderate Moderate to extensive Extensive (See Clause 4 on page 7.

IMPORTANT Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that **it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and 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.** Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" is provided, a treatment should always be considered to reduce the risk of further attack.

12. The following evidence of a possible previous termite treatment was found:

* You must realise that if a possible previous treatment was found, timber pest damage may exist in concealed areas.

13. Was a durable notice located in the meter box indicating a barrier system has been installed? Yes No.

System Installed:

This firm can give no assurances with regard to work that may have been previously performed by other firms. The firm that treated the property must be contacted for treatment and warranty information. In many cases re-treatment may be required.

14. Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding or a chemical barrier may need to be installed to provide a barrier to replace the use of the shielding. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are generally:

Adequate Inadequate Not Applicable

If considered inadequate a builder or other building expert should be consulted. NB Physical barrier systems are not visible to inspection and no comment is made on such systems.

15. Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation and the degree of risk are:

16. At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be:

Moderate Moderate to High High

17. SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be essential strongly recommended not essential

18. FUTURE INSPECTIONS: Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 12 months 6 months 3 months
 other:

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

19. BORERS OF SEASONED TIMBER Visible evidence of borer activity and/or damage was found in:

20. The species of borer is believed to be:

- Lyctus brunneus* *Anobium punctatum* *Calymmaderus incisus*
 Other:

21. While we are not Builders the borer damage appears:- **Moderate** **Moderate to extensive** **Extensive** See Clause 4 on page 7

Note: ***Lyctus brunneus* (powderpost beetle)** is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. Unless proof of treatment is provided, ***Anobium punctatum* (furniture beetle)** and ***Calymmaderus incisus* (Queensland pine beetle)** must always be considered active, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Treatment, or preferably timber replacement, is required.

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Borer treatment recommendations: Replacement of affected timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option though you should consult with a builder (see page 7, clause 4) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed.

22. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI Evidence of damage caused by wood decay (rot) fungi was found in:

23. While not builders the fungal decay damage appears:-

- Moderate** **Moderate to extensive** **Extensive** See Clause 4 on page 7.

ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

24. Drainage: Poor drainage, especially in the subfloor, increases the likelihood of Timber Pest attack.

Whilst not a plumber, it appears that drainage is generally:-

Adequate Inadequate Not able to comment.

Where drainage is considered inadequate a plumber, builder or other building expert should be consulted.

25. Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

Whilst not a builder the ventilation appears to be generally:-

Adequate Inadequate Not applicable

Where ventilation is considered inadequate a builder or other expert should be consulted.

26. Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Whilst not a plumber, it appears that water leaks are:- Not Present Present. Details of Water leaks are:

A plumber or other expert should attend to areas where leaks have been noted.

27. Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. Slab edges are often concealed by concrete paths, patios, pavers, garden beds, etc. Where this is the case you should arrange to have the slab edge exposed for inspection to confirm whether concealed termite entry is possible. Was the slab edges exposed all around the property:-

Yes No - Arrange for slab edges to be exposed Not applicable

28. Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air:-

Yes No - Arrange for weep holes to be exposed Not applicable

29. Comments on other Environmental Conditions:

30. Other information:

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

Important Maintenance Advice regarding Integrated Pest Management 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.**

It is strongly recommended that a full Inspection to AS 4349.3 or AS 3660.2-2000 be carried out AT LEAST once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

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 that *“the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”*

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).

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

The Inspection and Report was carried out by: Craig Nisbett

Dated this day of 2005

SIGNED FOR AND ON BEHALF OF: Rescom Pty Ltd T/as Sydney Building Reports

Signature: _____

5. GENERAL REMARKS AND RECOMMENDATIONS:

SUB FLOOR VENTILATION

It is important that there is sufficient cross flow ventilation in the sub floor area. Corrosion resistant and vermin proof wire mesh vents or a mechanical ventilation system should be installed into the external walls as well as any sub-flooring dividing walls.

ROOF VENTILATION

It is most important to create and maintain suitable roof void conditions.

In winter months roof voids can become damp and maintain high humidity conditions providing ideal conditions for termite activity and fungal growth.

In summer months with hot conditions, other problems and situations can occur.

A correctly ventilated roof will lower the temperature in the roof and as a consequence, lower the temperature of the house generally, preventing the radiated heat from entering the ceilings of the house.

A cooler roof void will also reduce the risk of timber delinification or defibration which occurs in softwood roof timbers exposed to high temperatures, high moisture, poor ventilation and in some cases, chemicals in the atmosphere.

GARDENS

The writer observed that in places there are gardens and garden structures constructed in close proximity to the structure. It is recommended these gardens be removed as their presence will produce moisture and conditions conducive to termite activity and fungal decay.

GUTTERS

The potential for the gutters to overflow generally is present as there is insufficient downpipe system and the gutters are blocked with tree leaves, branches and debris.

It is recommended the gutters be amended and cleaned, and additional downpipes be installed as necessary and connected to an underground stormwater system to properly convey the stormwater to the drainage system.

DRAINAGE

The writer observed that generally there appears to be inadequate drainage and advises that the surrounding areas be checked for standing water and water ponding following rainfall. Thereafter if necessary, provide drainage or upgrade existing systems as required.

SLAB EDGE EXPOSURE

The inspection revealed that the 75mm recommended slab edge exposure has not been created accordingly it is recommended that the pavers be lowered or a perimeter termite treatment be installed.

IRRIGATION SYSTEMS

It is recommended that if a garden irrigation system exists that this system be discontinued or disconnected as its presence and use will provide wet conditions ideal for the promotion of termite environment.

BEFORE you decide to purchase this property 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.

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 and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’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 reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof void	450 x 400 mm	Clearance above access point and in the crawl space 600 x 600 mm	Accessible from 2.1m stepladder or 3.6m ladder placed against the wall
Subfloor	500 x 400 mm	Vertical clearance: timber floor – 400mm to bearer, joist or other obstruction. Concrete floor – 500mm	
Roof exterior			Accessible from 3.6 m ladder

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when 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 style of 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 who 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.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

6. INFORMATION ON DESTRUCTIVE TIMBER PEST BOLOGY AND TREATMENT

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 5 homes is 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 million 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 colony may exploit food sources over as much as one hectare with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier, they can penetrate through cracks in the slab to gain access to your 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 excavate it often leaving a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost 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 foods. 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 timber in these areas. Therefore since foolproof and absolute certain protection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timber from termite attack.

BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. 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 which 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 its 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 panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powderpost 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. Powderpost 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.

BORER TREATMENTS

Controlling timber borers is difficult. The most efficient means is gas fumigation. This does not protect the timber from reinfestation. It is also time consuming and very expensive. It is not ordinarily used in buildings unless important exotic borers are detected.

The most common approach is to use deltamethrin or permethrin as a surface spray. The material essentially stays on the outer surface. Affected timbers may have to be retreated each year for three years or so.

As damaged timbers already exist, structural failure may occur after treatment. Timber replacement with non-susceptible timber is more sensible. This way structural integrity can be assured and expenditure incurred becomes an asset of the property.

TIMBER DECAY FUNGI IN SUB-FLOORS CAUSED BY INADEQUATE SUB-FLOOR VENTILATION

Decay is often called wet rot and dry rot. Dry rot does not usually occur in NSW. Decay fungi is a fungus that proliferates when the equilibrium moisture content in sub-floors becomes greater than 24%. The fungi can not photosynthesise. It attacks the wood and gains nourishment from the wood, degrading it.

The best means of reducing sub-floor moisture and the risk of timber decay fungi is to improve sub-floor cross flow ventilation by installing bigger vents or special wind turbine extraction systems or even special solar extraction fans.

Chemical control measures are not effective, efficient and nor do they offer long term control except in special circumstances.

TIMBER DELINIFICATION

In some houses certain gases attack the lignin or cellular glue of timber such as Oregon and it begins to defibrate. It becomes very hairy looking. It loses structural integrity. Sometimes this can be arrested by the application of linseed oil.

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.

7. LIMITATIONS TO PEST REPORT

This report is confined to the reporting on the discovery or non discovery, as the case may be, of infestation and/or damage caused by Subterranean Termites, Lyctus and Anobium Borers and Borers of seasoned timbers, Wood Decay Fungi, (hereinafter referred to as "Timber Pests") by visual inspection of those areas and sections of the property fully accessible to the Inspector on the date of inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites 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. Nothing contained herein 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. This report is not a guarantee that an infestation or damage does not exist nor is it a guarantee that a future infestation of Timber Pests or damage will not occur or be found.

This report does not and cannot state the extent of any damage. If any infestation or damage is noted in this report, 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 nature and extent of the infestation and/or damage to the property. If Termite activity and/or damage is found then damage may exist in concealed timbers such as wall timbers, etc and should be investigated by the forementioned expert.

No inspection was made of any areas concealed by wall linings or sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, masonry, hollow blocks, hollow posts or any other obstructions to visual inspection. Nothing contained herein implies that any area or areas or sections or of the property being inspected by the Inspector on the ate of the inspection that were obstructed partly or fully in any way were or were not or have or have not been infested by Timber Pests. No inspection of any furnishings or household items was made. In an occupied property it must be understood that furnishings or household items may be concealing Timber Pest activity and/or damage which may only be revealed when the items are removed.

If Timber Pest activity and/or damage is found, either within the structures or the grounds of the property, the damage may exist in concealed areas, eg wall timbers, etc and should be investigated further. Such damage may only be found when wall linings and/or cladding are removed to reveal previously concealed timbers.

ATTENTION: This Inspection Firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection unless provided by way of a separate contract.

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the within report to notify any timber pest activity current 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 areas 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 within report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: This report is made solely for the use and benefit of the Client named on the front and no liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk.

NB: If visual evidence of Termite Activity and/or Damage is reported above, you should be aware that it is possible that termites are still active in the immediate vicinity and that termites may return to cause further damage. In many cases, based upon visible signs of activity and/or damage, it is not possible, without benefit of subsequent inspections and evaluations over a period of time, to ascertain whether an infestation is active or inactive. Unless written evidence of a termite preventative program in accord with "Australian Standard AS 3660 as amended - Protection of Buildings from Subterranean Termites - Prevention, Detection and Treatment of Infestation" is provided a treatment should always be considered to prevent further attack.

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A treatment in accordance with Australian Standard 3660 as amended to control and/or prevent subterranean termites from infesting and causing damage to the property **IS** considered to be required at the time of the inspection and a Treatment Plan **IS NOT** attached but available on request.

BORER TREATMENT RECOMMENDATIONS: Replacement of affected timbers is always preferred since, in the event of selling the property in the future, it is probable that an Inspector will report the borers as active. A chemical treatment to control and/or prevent Anobium Punctatum (furniture beetle) can be considered as a lower cost option. Before considering this option though, you should consult a builder to determine if the timbers are structurally sound. A chemical treatment proposal **IS NOT** attached but available on request. Following the initial chemical treatment a further inspection is essential in twelve months to determine if further treatment is needed. Lyctus Brunneus (powder post beetle) does not require any treatment.

It is recommended that an inspection and report should be carried out at least annually. It should be noted that the recommended way to protect the property from being infested by subterranean termites is to have a treatment carried out in accordance with Australian Standard AS 3660 as amended. (Non active can reinfest at any time unless a treatment is carried out).

NOTE: Sub-floor areas with a clearance of less than 400mm (in accordance with AS 3600.1 as amended) have not been inspected.

Form No. 0408
