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VISUAL TIMBER PEST INSPECTION & REPORT

In accordance with A.S. 4349.3-2010

Report Number: _____

Inspection Address: _____

Clients Name: _____

Clients Address: _____

Clients Phone: _____

Inspection Date: _____

Time of Inspection: _____

**Weather Conditions
on Day of Inspection:** _____

**Inspectors Name
& Licence Number:** _____

Electronic equipment used where and when necessary during this inspection includes (but not necessarily limited to):

- MAKITA 18 VOLT LITHIUM TORCH. MODEL NO: DML 802.
- TRAMEX MOISTURE METER. MODEL: MOISTURE ENCOUNTER PLUS.
- FLIR COMPACT THERMAL IMAGING CAMERA. MODEL C2



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1.0 - DEFINITIONS

For the purpose of this Inspection, the following definitions apply.

Access hole (cover)

Hole cut in Flooring or other part of a Structure to allow for entry to carry out an Inspection.

Accessible area

Area of the Site where sufficient safe and reasonable access is available to allow inspection within the scope of the Inspection.

Client

Person or other entity for whom the Inspection is being carried out.

Drywood Termites

Termites that do not require a water source other than the Atmosphere and the moisture content of the Timber in which they occur.

Excessive moisture conditions

Presence of moisture that is conducive to Timber Pest activity.

Frass

Dust and droppings produced by Borer activity.

Fungal Decay/Wood rot

Loss of strength due to destruction of cellulose and or lignin by Wood decay Fungl.

NOTE: Fungal decay/Wood rot is commonly but incorrectly called "wet rot" and "dry rot."

Inspection

Close and careful scrutiny of an Item carried out in order to arrive at a reliable conclusion as to the condition of an Item with regard to Timber

Pests and/or Timber Pest damage and/or Fungal Decay/Wood rot.

Limitation

Factor that prevents full achievement of the purpose of the Inspection.

Major safety hazard

An object or physical situation with a potential for causing harm to life or health of persons.

Mould

A type of Fungus that does not structurally damage wood.

Non-invasive inspection

Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this standard.

Property

Allotment, including improvements and all Timber Structures such as Buildings, Patios, Decking, Landscaping, Retaining Walls, Fences and Bridges.

Site

Area within the Property boundaries and within 30 metres of the nominated property.

Subfloor space

That part of the Building between the soil and the ground floor level.

Timber pests

Subterranean and Dampwood Termites, Borers of seasoned Timber and Wood Decay Fungl/Wood rot, but not including Drywood Termites.

Inspector

Person or Organization responsible for carrying out the Inspection.

Inspection Zone

An unobstructed space over which termites have to cross or pass in order to gain access to building or structure as not as a consequence, reveal their presence during a visual inspection.

Termite Management System

A product or a coordinated system designed to reduce the risk of concealed access by subterranean Termites, which can cause significant damage to buildings & structures.

NOTE: Termite Management Systems are typically comprised of physical membranes, chemical treatments, inspection zones, a combination of the above and inspection regimes.

For more in-depth definitions and descriptions, refer section 11.0 through to 11.7

1.1 - 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. THE PURPOSE OF THE INSPECTION:** To give advice about the condition of the property with regard to timber pests.
- 2. THIS IS A VISUAL INSPECTION ONLY** in accordance with the requirements of A.S. 4340.3-2010 Termites management - In around existing buildings. Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 3 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/insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CAN NOT 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.
- 3. 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), Beavers of seasoned timber and wood decay fungi/woodrot (hereinafter referred to as "Timber Pests"), present on the day of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Dry wood Termites (Family: KALOTERMITIDAE) was 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.
- 4. 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 future infestation of Timber Pests will not occur or be found.
- 5. 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.
- 6. POSSIBLE HIDDEN DAMAGE.** If Timber Pest activity and/or damage is found, within the Structure 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.
- 7. 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) as specified by the Report).

8. **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.
9. **Mould Classes:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of Termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
10. **PORTIONS OF THIS REPORT ARE COPIED DIRECTLY FROM RAPID SOLUTIONS PAPERWORK WITH THE PERMISSION OF RAPID SOLUTIONS. ALL WORDING IN THIS REPORT IS SUBJECT TO COPYRIGHT AND MUST NOT BE COPIED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM CQ BUILDING & PEST INSPECTIONS PTY LTD AND RAPID SOLUTIONS.**

11. **CONSUMER COMPLAINTS PROCEDURE**

In the event of any dispute or claim arising out of, or relating to any inspections or reports, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:
The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.
The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.
The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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

NOTE: CQ BUILDING & PEST INSPECTIONS PTY LTD STRONGLY RECOMMENDS YOU (AS THE PURCHASER/HOMEOWNER) MAKE ENQUIRIES WITH THE VENDOR/PREVIOUS HOME OWNER AS TO THEIR KNOWLEDGE OF ANY PREVIOUS TIMBER PEST ACTIVITY, OR TREATMENTS AND IN PARTICULAR ANY PREVIOUS TERMITE TREATMENTS OR PROBLEMS.

NOTE: IF THIS IS A PRE PURCHASE TIMBER PEST INSPECTION, THIS REPORT SHOULD NOT BE RELIED UPON IF THE CONTRACT FOR SALE BECOMES BINDING MORE THAN 30 DAYS AFTER THE

DATE OF INITIAL INSPECTION.

A RE-INSPECTION AFTER THIS TIME IS ESSENTIAL.

2.0 - BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED

BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

Single storey timber frame and brick veneer dwelling.

FLOORS:

Lower: Concrete slab on ground.

WALLS:

Lower: Timber frame and brick veneer with fibro sheet cladding.

ROOFS:

Lower: Timber trusses and coloured metal sheeting.

Approximate age of building (Based on Inspector's knowledge and experience only):

- 2014.

NOTE: When a Building or part of a Building is constructed on a concrete slab on the ground, it is always more susceptible to concealed Termite entry.

2.1 - AREAS INSPECTED

Areas Inspected

Only Structures, Fences and or Trees within 30 metres of the Main Building/Structure but within the property boundaries.

3.0 - SUBTERRANEAN TERMITES (ACTIVE)

Were active Termites (live insects) present at the time of inspection?

- Yes

Note: Where active Termites are found, we recommend immediate treatment and/or further investigation.

Was a Termite nest found at the time of inspection?

- No

Location of active Termites and/or nest(s):

- Active Termites visible to outside front main Bedroom wall.
- (see photos below).

The Termites are believed to be:

- Unable to determine, needs further investigation.**



Example of active Termites to front wall of House.



Example of active Termites to front wall of House.

VERY IMPORTANT:

If live Termites or any evidence of Termite workings or damage was reported above within the building(s) or in the ground and fence then it must be assumed that there may be concealed Termite activity and/or Timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations - Section 1.1 Page 4).

3.1 - SUBTERRANEAN TERMITE WORKINGS AND / OR DAMAGE

Visible evidence of Subterranean Termite workings and or damage was found in:

- Front wall outside of House.

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 4, 5 and 6 on page 4.

3.2 - SAFETY HAZARDS FROM TERMITE DAMAGE

Any items that may constitute a present or imminent major safety hazard due to Termite damage:

- None visible.

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 the 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 Management System in accord with "Australian Standard 3680" is provided, a treatment should always be considered to reduce the risk of further attack.

3.3 - TERMITE MANAGEMENT SYSTEM CURRENTLY IN PLACE FOR THIS BUILDING

A Termite riskmanagement system in accordance with AS 3602.1 (new buildings) or AS 3602.2 (existing buildings) to protect against Subterranean Termites is essential. ALL Termite Management Systems require a minimum of 12 monthly inspections.

Termite Management System currently in place for this building:

- See comments below.

Physical Systems:

- Metal Post Support Bracket to Patio Post.
- No other to perimeter of House.

Are stickers/notices fitted indicating the type of system installed?

- Yes
- Sticker/durable notice fitted in Kitchen cupboard.
- Sticker/durable notice fitted in Meter Box.

Installation date of the above system(s):

- 2014.

Life expectancy of the above system(s):

- Life of building.

Inspector's additional comments regarding the above system(s):

- Maintain minimum 12 monthly Termite inspections as per manufacturers specifications.

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 the treatment and warranty information.

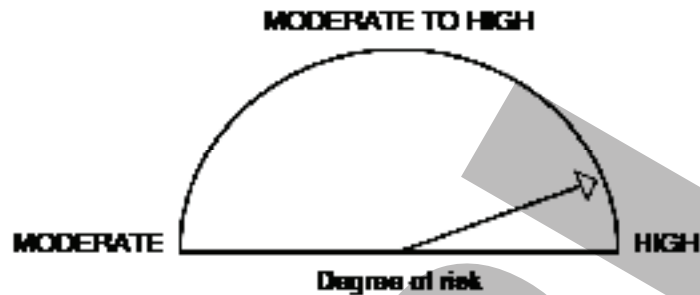
3.4 - SITUATIONS THAT WILL INCREASE THE RISK OF TERMITE ATTACK

Other areas and or situations that will increase the risk of Termite attack and need immediate attention are:

- Active Termites to front wall.
- Tape dispersing close to footings.
- Plants and/or gardens abutting or close to House.

3.5 - DEGREE OF RISK OF TERMITE ATTACK

At the time of inspection and based on the findings throughout this Report the degree of risk of Subterranean Termite Infestation to the overall property was considered to be:



Notes / Comments

- See Notes/Comments above, Situations that will increase the risk of Termite attack.
- Currently active.

3.6 - FUTURE INSPECTIONS

Due to the risk of Subterranean Termite Infestation noted above and all other findings in this Report, we strongly recommend that a full inspection and written Report in accord with AS 4349.3 or AS 3080.2-2000 be conducted at this property every:

- Monthly until all Termite Management issues are rectified and active Termites are treated.

AS 4349.3-2010 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.

4.0 - BORERS OF SEASONED TIMBER

Visible evidence of Borer activity and / or damage was found in:

- None Visible

4.1 - WOOD DECAY / FUNGI / WOOD ROT

Evidence of damage caused by Wood decay / Fungi / Wood rot was found in:

- None Visible

VERY IMPORTANT: Where any Wood decay/Fungi/Wood rot is noted above you must realise that further damage may be present in concealed areas. See Clause 4, 5 and 6 on page 4.

4.2 - EXPOSED TIMBERS TO WEATHER

Evidence of Weathering / Mould / Wood rot to exposed timbers was evident in:

- Timber Fences.

VERY IMPORTANT: Where any damage to exposed Timbers is noted above you must realise that further damage may be present in concealed areas. See Clause 4, 5 and 6 on page 4.

NOTE: All exposed timber must be maintained in a good painted/sealed condition so as to reduce the risk of Wood rot / Mould/ Fungi decay and Termites attack.

4.3 - SAFETY HAZARDS FROM BORER DAMAGE, WOOD ROT, FUNGAL DECAY OR WEATHERING

Any items that may constitute a present or imminent major safety hazard due to Borer damage, Wood rot, Fungal decay or Weathering:

- None Visible

5.0 - SURFACE DRAINAGE

Poor drainage, especially in the subfloor and to the perimeter of buildings increases the likelihood of Timber Pest attack.

Whilst no levels were taken, it appears that surface drainage is generally:

- Inadequate

The following items need attention to reduce the risk of Termites attack:

- Plants and or Gardens abutting or close to Buildings/ Structures need removing.

6.0 - WATER LEAKS

Water leaks, especially in or into the Subfloor Space or against the external walls, increases the likelihood of Termite attack. Leaking Showers or leaks from other 'wet areas' also increases the likelihood of concealed Termite attack.

It appears water leaks are:

- Not Present

7.0 - 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 and be not less than 75mm above ground level/50mm to pavers/concrete areas. Covering the weep holes in part or in whole may allow undetected Termite entry.

Were the weep holes partly or fully covered?

- No

B.O - DETAILS OF INSPECTION AGREEMENT

Agreement Number:	GQ13088	Date of Agreement:	16/08/2018
Are there Special Requirements/Conditions requested by the Client(s) Representative regarding the Inspection and Report?		Yes	
Client would like to know if walls abutting Lounge/Dining/Hall are load bearing.			
1) Walls abutting Lounge/Hall and Bedroom 3 area are not load bearing, however both are bracing walls and if removed bracing of the same value will need to be reinstated in similar areas.			
Were there any changes to the Inspection Agreement?		No	
Was the property furnished at the time of inspection?		No	
Were floor coverings present at the time of inspection?		Yes	
Did the property have curtains/blinds fitted at the time of inspection?		Yes	
Were robes/cupboards furnished at time of inspection?		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 and/or curtains and blinds removed.

A further inspection of the vacant property is strongly recommended in this case.

In the case of Timber Floor Buildings that have Floor coverings, you must understand that the floor coverings may be concealing evidence of Termites activity, Wood Rot or damaged Timber Flooring. This evidence may only be revealed when Floor coverings are removed.

An Inspection of the property is recommended whenever Floor coverings are being removed/changed/updated etc. in the future.



Example of active Termite workings leading into wall cavity.

9.0 - SCOPE OF THE INSPECTION

The Scope of the inspection was to cover: The Buildings/Structures and the property within 30 metres of the main Building/Structure subject to inspection (but within the property boundaries).

The Area*(s) NOT inspected or in which NO access was available and the reasons why:	The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:
NIL	Interior Floor coverings and underlay obstructing bottoms of skirtings, architraves and walls.
	Window/Door Jambs & Architraves Curtains and or blinds fitted.
	Roof spaces No access to edges in parts due to roof pitch, visible from a distance.

High Risk Area(s) to which access should be gained, or fully gained, since they may show evidence of damage/defects:

- Wall forming to front Bedroom walls, active Termite trackings on outside masonry walls leading into wall cavity through weep holes, remove inside wall sheathing adjacent to Termite tracking to reveal any concealed Termite damage.
- (see photos below).

9.1 - 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, cover, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, curtains/blinds, pictures, appliances, stored items, insulation, hollow blocks/pasta, etc. Furnishings, furniture and stored items were not inspected.

10.0 - CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, Termite issues or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection Report was carried out by:

Dated:

16/08/2018

Signed on behalf of:

CQ BUILDING & PEST INSPECTIONS PTY LTD
(name of company)

(signature)

11.0 - 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 have been visually inspected up to a height of 2 metres, 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.

11.1 - 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/roots 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 and Report be carried out every twelve 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.

11.2 - IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS

Only areas where reasonable access was available were inspected. AS 3800.2 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID: the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.0metre ladder, and, there is at least 600mm x 600mm of space to crawl.

ROOF EXTERIOR: must be accessible by a 3.0metre ladder placed safely on the ground.

SUBFLOOR: Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

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.

11.3 - A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection. 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/gauge 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.

11.4 - CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to Termites 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 Termites damage is located in the roof space 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 where possible and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.

11.5 - 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 Forestry shows that 1 in every 5 homes is attacked by Termites at some stage in its life. Australia's subterranean Termites 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 abundance of timber to feast upon. 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 only 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 Termites 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 Management Systems 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 area where they obtain food and return to nurture the other 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 Management Systems protect a building by forcing Termites to show themselves. Termites can build mud tunnels around Termite Management Systems to reach the Timber above. The presence of Termite tracks or loads 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 space 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. Termites tracks may be present in the roof space, however some roofs of a low pitch and with the presence of ventilation, 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 Management Systems and regular inspections is a necessary step in protecting Timbers from Termite attack.

11.6 - 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 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.

Asiatic 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 (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 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.

11.7 - 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 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.