



"IF IT'S WORTH BUYING... IT'S WORTH INSPECTING"

SAMPLE

SMITH & BROWN
163 TERMITE AVENUE
SYDNEY

TIMBER PEST
INSPECTION REPORT

Sample

VISUAL TIMBER PEST INSPECTION REPORT **IN ACCORDANCE WITH AS 4349.3**

INSPECTION REPORT FOR : **SMITH and BROWN**

LOCATION OF PREMISES : **163 Termite Avenue, Sydney**

DATE OF INSPECTION : **19 October 2004**

PROFESSIONAL INSURANCE NUMBER : **AUS - 04 - 235**

INSPECTED BY : **J. Murphy, Licensed Pest Controller.
Operator Licence No: L2339 for Prestige
Pest Management Pty Ltd.
Company No: 1532 as an Independent
Consultant to: O'Connors Property
Reports.**

REFERENCE NO : **7738**

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

THIS IS A VISUAL INSPECTION ONLY In accordance 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 was both available and permitted on date of inspection. Inspection has been made in the areas where infestation is most likely to occur. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited, to foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. 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 removed.

SCOPE OF REPORT This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of dry 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.

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 an infestation of Timber Pests will not occur or be found in the future.

DETERMINING EXTENT OF DAMAGE This Report does not and cannot state the extent of damage. It is not a structural damage report. If any Timber Pest activity or damage is Reported, then it must be assumed there is 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 and the extent of repairs required.

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.

POSSIBLE HIDDEN DAMAGE If Timber Pest activity and/or damage is found, either within the Structures **or** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. Further **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.

CONSUMER COMPLAINTS PROCEDURE In the event of any controversy or claim arising out of, or relating to this Timber Pest Property Report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgements from such arbitration shall be binding upon both parties.

SUMMARY ONLY

IMPORTANT DISCLAIMER

This summary must be read in conjunction with the full report, with special attention to "Areas Not Inspected" and the "Disclaimer".

This Summary is NOT the Report and cannot be relied upon on its own.

This Summary is supplied to allow a quick and superficial overview of this inspection 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.

Evidence of termite activity (live specimens) and damage were sighted to the timber fences and garden sleepers. The species of termite were identified as Schedorhinotermes Spp. Visible evidence of subterranean termite workings such as mud packing and/or leads and/or termite damage was found in the sub-floor, timber fences, garden sleepers and tree stump. No visible evidence of borer activity was sighted on the day of inspection. A moderate to extensive degree of Wood decay by fungi was sighted to the exterior, sub-floor, timber fences and tree stump.

VERY IMPORTANT: Where any termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas. Refer to page 1, paragraphs 4, 5 and 7 and 'Areas Not Inspected'.

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 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. It is strongly advised that such conditions as mentioned above do not occur around your property.

IMPORTANT NOTE: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest Activity or high moisture levels are found it is strongly recommended that a more invasive inspection is performed. 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.

RECOMMENDATION

We recommend a builders report to determine if replacement will be required of all timbers damaged by termites and Wood decay. No inspection was carried out to sections of the sub-floor due to concrete slab construction and areas of solid fill. No inspection was carried out to the majority of the roof-void due to skillion construction. No inspection was carried out to below the decking due to low mode of construction. We recommend that traps are cut as required to give visual access to as much of the decking as possible, since this is the prime route of entry for subterranean termites into the property. Without such access being made available you must be aware that concealed termite activity may be present. Visual inspection to the sub-floor was restricted due to mode of construction, plumbing and timber in direct contact with soil. Visual inspection to the roof-void was restricted due to mode of construction and sarking. It is recommended that access is gained to these areas for a thorough inspection, as there is a risk timber pest damage may exist. We recommend that a builders report is carried out to this property, due to inadequate termite shields & physical barriers (ant caps etc.), poor ventilation and inadequate drainage. The ventilation to the sub-

floor was found to be inadequate, with poor sub-floor cross ventilation, it is recommended that the ventilation is improved by installing concrete, wire mesh vents and/or electric powered vents. The drainage to the sub-floor was found to be inadequate this should be addressed by consulting a licensed plumber. At the time of the pest inspection poor drainage was noted under or around the building, this creates conditions considered to be conducive to termite attack. We recommend the removal of timber and/or timber products stored in sub-floor area. The timber decking posts or steps and other posts should be elevated to above ground levels, as all timbers in contact with soil or concrete slabs are considered to be conducive to termite attack. There was no evidence of a previous termite treatment noted on the day of inspection. The degree of risk of subterranean termite infestation to the overall property was considered to be high. The timber fences and garden sleepers or other untreated timber used for landscaping should be removed and replaced with a termite resistant material. **A full termite treatment is recommended to timber fences prior to removal.** We strongly recommend removal of tree stumps from property. **We recommend to test drill any trees and tree stumps within the local vicinity to locate possible termite colonies. A full termite treatment to A.S. 3660.2-2000 is recommended to the exterior of this property. A full termite treatment to A.S. 3660.2-2000 is recommended to the sub floor of this property on completion of gaining full access to areas deemed to be of low mode of construction and/or not accessible at time of inspection. (A quotation price can be submitted upon request).**

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 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.

It is strongly recommended that an Inspection and Report should be carried out at least once every six months to this property. Regular inspections detect pest problems early and are designed to limit the amount of damage that may occur. Note: These inspections DO NOT stop Timber pest attack.

The only way to protect a property from being attacked by subterranean termites is to have a protective treatment carried out in accordance with Australian Standards AS3660. Therefore we advise that, unless you can obtain proof of such a treatment, you consider engaging a professional pest control firm to perform a treatment in accord with AS 3660. You must be aware that AS3660 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"*.

DETAILED REPORT CONSTRUCTION/STRUCTURES INSPECTED

Domestic/Free standing dwelling, Multistorey, Brick veneer construction, Brick piers, Tile roof covering, Timber flooring with concrete areas, outbuilding (storeroom) and fences.

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

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

It is highly recommended that an inspection and report should be carried out every six months.

Exterior

Evidence of termite activity (live specimens) and damage were sighted to the garden sleepers. The species of termite were identified as Schedorhinotermes Spp. and have the potential to cause moderate to extensive amounts of damage to timber including structural damage. Visible evidence of subterranean termite workings such as mud packing and/or leads was found in although may not be restricted to the garden sleepers. In our opinion the degree of damage is considered to be moderate to extensive. No visible evidence of borer activity was sighted on the day of inspection. A moderate to extensive degree of Wood decay by fungi was sighted to the exterior. **The exterior of this property is considered conducive to further termite infestation, due to Wood decay, evident termite damage to areas as stated herein this report, soil build-up or raised garden beds against exterior walls of the building, raised surface level of paths against the exterior walls of the building and timber in direct contact with soil and concrete.** We recommend a builders report to determine if replacement will be required of all timbers damaged by Wood decay. Also we recommend that a builders report is carried out to this property, due to high soil and path levels to external perimeters and timber in direct contact with soil and dwelling. External soil and path levels should be lowered as termites can enter the property undetected. The timber decking posts or steps and other posts should be elevated to above ground levels, as all timbers in contact with soil or concrete slabs are considered to be conducive to termite attack. The garden sleepers or other untreated timber used for landscaping should be removed and replaced with a termite resistant material, as all timbers in contact with soil or concrete slabs are considered conducive to termite attack. **A full termite treatment to A.S. 3660.2-2000 is recommended to the exterior perimeters of this property.** Visual inspection of the exterior was restricted due to timber in direct contact with soil and concrete and high soil and path levels. Visual inspection of the garden sleepers or other untreated timber used for landscaping was restricted due to timber in direct contact with soil. Visual inspection of the decking posts or steps and other posts was restricted due to timber in direct contact with the ground. No inspection was carried out to below the decking due to low mode of construction. We recommend that traps are cut as required to give visual access to as much of the decking as possible, since this is the prime route of entry for subterranean termites into the property. Without such access being made available you must be aware that concealed termite activity may be present.

Outbuilding (storeroom)

No visible evidence of termite activity (live specimens) or damage was sighted on the day of inspection, to the areas inspected. No visible evidence of borer activity was sighted on the day of inspection. **The outbuilding of this property is considered conducive to termite infestation, due to evident termite damage to areas as stated herein this report and timber in direct contact with concrete.** Visual inspection to the outbuilding was restricted due to stored items and timber in direct contact with concrete.

Interior

No visible evidence of termite activity (live specimens) or damage was sighted on the day of inspection, to the areas inspected. No visible evidence of borer activity was sighted on the day of inspection. **The interior of this property is considered conducive to termite infestation, due to high moisture level reading, evident termite damage to areas as stated herein this report and timber in direct contact with soil and dwelling.** It is recommended that further investigation is required, in order to determine the source of the high moisture levels. No inspection was carried out to ceiling joists between floors, due to inadequate body access. Visual inspection of the interior was restricted due to stored items, floor coverings and furniture.

Roof-void

No visible evidence of termite activity (live specimens) or damage was sighted on the day of inspection, to the areas inspected. No visible evidence of borer activity was sighted on the day of inspection. **The roof-void of this property is considered conducive to termite infestation, due to evident termite damage to areas as stated herein this report and timber in direct contact with soil on the exterior of the dwelling.** Visual inspection of roofing timbers was restricted due to mode of construction and sarking. No inspection was carried out to the majority of the roof-void due to skillion construction.

Sub-floor

Visible evidence of subterranean termite workings such as mud packing and/or leads and/or termite damage was found in although may not be restricted to the sub-floor timbers. In our opinion the degree of damage is considered to be moderate to extensive. No visible evidence of borer activity was sighted on the day of inspection. A moderate to extensive degree of Wood decay by fungi was sighted to the sub-floor timbers. We recommend a builders report to determine if replacement will be required of all timbers damaged by termites and Wood decay. No inspection was carried out to sections of the sub-floor due to concrete slab construction and areas of solid fill. Visual inspection of the sub-floor was restricted due to mode of construction, plumbing and timber in direct contact with concrete and soil. It is recommended that access is gained to this area of sub-floor for a thorough inspection as there is a risk timber pest damage may exist. **The sub-floor is considered conducive to termite reinfestation, due to evident termite damage to areas as stated herein this report, Wood decay, high moisture level reading, areas of solid fill, timber debris, stored items, floor bearers extending into cavity walls, other timbers in contact with the ground, timber in direct contact with soil and concrete and exterior of the dwelling, inadequate termite shields & physical barriers (ant caps etc.) inadequate drainage and poor ventilation.** We recommend the removal of timber and/or timber products stored in sub-floor area, as all timbers in contact with soil or concrete slabs

are considered to be conducive to termite attack. The ventilation to the sub-floor was found to be inadequate, with poor sub-floor cross ventilation, it is recommended that the ventilation is improved by installing concrete, wire mesh vents and/or electric powered vents. The drainage to the sub-floor was found to be inadequate this should be addressed by consulting a licensed plumber. We recommend that a builders report is carried out to this property, due to inadequate termite shields & physical barriers (ant caps etc.), poor ventilation, inadequate drainage and timber in direct contact with soil. **A full termite treatment to A.S. 3660.2-2000 is recommended to the sub floor of this property on completion of gaining full access to areas deemed to be of low mode of construction and/or not accessible at time of inspection.**

Concrete Slab 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. At the time of the pest inspection, the slab edges were NOT exposed all around this property and we recommend that you arrange for the slab edge to be exposed.

Termite Shields (Ant Caps): are required to be in place by AS 3660 and should be in good order and condition so termite mud tubes will be exposed and visible. This helps to stop termites gaining undetected entry. Missing, damaged or poor termite shields increase the risk of infestation. Whilst not a builder, it is considered that the termite shields are generally:- **Inadequate (see sub-floor section of this report).**

Drainage: Poor drainage, especially in the sub-floor, increases the likelihood of Timber Pest attack. Whilst not a plumber, it is considered that the drainage is generally:- **Inadequate (see sub-floor section of this report).**

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

Ventilation:- Ventilation 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 in this property is generally:- **Inadequate (see sub-floor section of this report).**

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

Timber Fences

Evidence of termite activity (live specimens) and damage were sighted to the timber fences. The species of termite were identified as Schedorhinotermes Spp. and have the potential to cause moderate to extensive amounts of damage to timber including structural damage. Visible evidence of subterranean termite workings such as mud packing and/or leads was found in although may not be restricted to the timber fences. In our opinion the degree of damage is considered to be moderate to extensive. No visible evidence of borer activity was sighted on the day of inspection. A moderate degree of Wood decay by fungi was sighted to the timber fences. The timber fences are considered to be conducive to further termite infestation, due to Wood decay, termite damage stated herein this report and timbers being in contact with soil. We recommend all timber fences should be removed and replaced with a termite resistant material. A full termite treatment is recommended to the timber fences prior to removal. Visual inspection of the timber fences was restricted due to timber in direct contact with soil.

Trees and Tree Stumps

Visible evidence of subterranean termite workings such as mud packing and/or leads and/or termite damage was found in although may not be restricted to the tree stump. In our opinion the degree of damage is considered to be extensive. No visible evidence of borer activity was sighted on the day of inspection. An extensive degree of Wood decay by fungi was sighted to the tree stump. **The trees and tree stumps are considered conducive to termite reinfestation, due to Wood decay, evident termite damage to areas as stated herein this report, neglected tree stumps and being in contact with soil.** All tree stumps should be removed from this property. **A full termite treatment is recommended to tree stumps prior to removal. We recommend to test drill any trees and tree stumps within the local vicinity to locate possible termite colonies.** To establish the health of the tree and to ascertain structural integrity as to whether the tree should or should not be pruned or removed it is recommended that you consult a qualified Arborist proficient in this type of assessment. Visual inspection to trees and tree stumps is generally restricted due to being embedded in soil.

AREAS NOT INSPECTED *

To be read in conjunction with the disclaimer of liability

The Areas not inspected or visual inspection was obstructed and the reason(s) why were:

- * Visual inspection of the interior was restricted due to stored items, furniture and floor coverings.
- * Visual inspection to the exterior perimeters was restricted due to timber in direct contact with soil and concrete and high soil and path levels.
- * No inspection was carried out to below the decking due to low mode of construction.
- * Visual inspection to the garden sleepers was restricted due to timber in direct contact with soil.
- * Visual inspection to the posts was restricted due to timber in direct contact with the ground.
- * No inspection was carried out to the majority of the roof-void due to skillion mode of construction.
- * Visual inspection of the roofing timbers was restricted due to mode of construction and sarking.
- * Visual inspection of the sub-floor was restricted due to mode of construction, plumbing and timber in direct contact with concrete and soil.
- * No inspection was carried out to sections of the sub-floor due to concrete slab construction and areas of solid fill.
- * Visual inspection of the outbuilding was restricted due to stored items and timber in direct contact with concrete.
- * Visual inspection of the timber fences was restricted due to timber in direct contact with soil.
- * Visual inspection of trees and tree stumps is generally restricted due to being embedded in soil.

No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.

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If the property was furnished at the time of inspection then it must be understood that 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.

* Please note since a more thorough inspection of the previous page areas was not possible timber pest activity and/or damage may exist in these areas.

Before you decide to purchase the property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the problems 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 must do to ensure the safety of your property. This information forms an integral part of the report.

MOISTURE LEVEL

The timbers should have 8-15% moisture content. When conditions cause this to rise it is open invitation for wood decay fungi attack. **The moisture reading obtained from sub-floor and interior timbers at the time of inspection was recorded at above 20%.** Some sapstain and surface mould require 20% moisture content, but these do not affect the timber structure. At worst they can cause unsightly stains. At over 24% moisture content, true decay fungi attacks. They produce chemicals which break down the basic cellular structure of timber leading to weakening and collapse in buildings. Decay Fungi has the ability to make timber soft, spongy, stringy or broken into cubes with no structural strength at all. A full and more invasive inspection is strongly recommended to all areas with a moisture reading above 20%, in order to locate the source of the high moisture level.

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.**

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.

REPORTED TIMBER DAMAGING PESTS

To be read in conjunction with the Report, Disclaimer and Areas not inspected.

SUBTERRANEAN TERMITES

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.

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia Coptotermes species. Schedorhinotermes species. Nasutitermes species. Or Heterotermes species. While we are not Builders, it is also stated within the report the extent or potential damage that is or may be caused by the species identified.

IMPORTANT If visual evidence of termite workings and/or damage is reported, you should be aware that it is possible that termites are still active in the immediate vicinity and termites may return to cause further 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. Further, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standards AS3660 - Protection of buildings from subterranean termites - prevention, detection and treatment of infestation" is provided a treatment should always be considered to protect against further attack. If a termite warranty or service agreement is in effect, the firm that issued the termite warranty or service should be contacted.

This firm can give no assurances or commitment in regards to work that may have been previously performed by other firms. The firm which treated the property must be contacted for treatment and warranty information. In many cases retreatment may be required.

Where Termite Ant Caps or Shielding are found to be inadequate a builder or other building expert should be consulted.

In areas or situations that appear conducive to (may attract) subterranean termite infestation, the degree of risk to the overall property and/or areas will be stated within the report.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable as "areas where safe, unobstructed access is provided and the minimum clearances 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 interior	450 x 400mm	600 x 600mm	accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance Timber floor: 400mm to bearer, joist or other obstruction. Concrete floor: 500mm.	
Roof exterior			Accessible from a 3.6m ladder.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. After gaining 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 that of a VISUAL INSPECTION and it involves disruption in the case of an occupied property and some permanent marking is likely. You must arrange for the express written permission of the owner who must acknowledge all of the above information and confirm that our firm will not be held liable for any damage caused to the property under survey. Price available on request.

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CONCRETE SLAB HOMES

Homes constructed on concrete slabs may potentially pose special problems with respect to termite attack. If the edge of the slab is concealed by garden beds, lawns or foliage then it is possible for termites to effect concealed entry to the property. They can then cause extensive damage to concealed framing timbers and 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 void it would be expected that extensive damage to concealed framing timbers will be present.

With a concrete slab home it is imperative that you expose the edge of the slab to ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.

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. They'll travel up to 100 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 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 TERMITE ECOLOGY These termites are social insects living in underground nests. 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. A termite may build a mud tunnel up a sub-floor wall or brick pier and upon reaching the termite barrier build the tunnel around the barrier to reach the timber above. The presence of a termite track or lead does not necessarily mean that termites have entered the timber.

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 insulation, insulation, air conditioning duct work 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.

BORERS OF DRY SEASONED TIMBERS

NOTE:-

Lyctus brunneus (powder post beetle) does not require any treatment.

Unless written proof of treatment is provided *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, since, unless the timber is ground up (destroyed), one cannot determine conclusively if activity has ceased. If active, treatment, or preferably timber replacement, is required.

Borer 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.

BORERS OF DRY SEASONED TIMBERS continued:-

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 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 an 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 (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 beetle 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.

TIMBER DECAY BY FUNGI

Wood decay is usually not identifiable to species. Timber with a moisture content greater than 18% is considered to be decay susceptible. 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.

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the within Report to notify any Timber Pest activity and/or damage present at or prior to the date of the within Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for Inspection is denied by or to the 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 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.

Signed for and on behalf of: _____

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has prepared this report in its capacity as an Independent consultant.
Inspections are only carried out by fully qualified and licensed Pest Control Technicians.

FOR FURTHER DETAILS PLEASE READ THE ANNEXURE OF THIS REPORT ATTACHED