

Inspection reference: CR15072314

Confidential Inspection Report **1 Niger Place Kearns**

July 23, 2015



Prepared for:
Azary

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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VISUAL TIMBER PEST INSPECTION REPORT

BRIEF SUMMARY:

TIMBER PEST ACTIVITY OR DAMAGE

Active Termites Found:

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

Damage Caused By Termites Found:

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

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

Damage Caused By Borers Found:

No - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Wood Decay Found:

No - At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.

RESTRICTIONS OR LIMITATIONS TO THE INSPECTION:

INTERIOR - TIMBER PEST

RESTRICTIONS:

Inspection Limitations:

Floorcoverings were present and restricted inspection to the upperside of flooring. Inspection was limited in the following locations and or areas: All internal areas.

ROOF INTERNAL - TIMBER PEST

RESTRICTIONS:

Access Limitations:

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. The roof is of trussed style construction and due to the nature of this construction inspection within the roof cavity was limited in some areas. Inspection was restricted above the following locations and or areas: Ensuite. Main bedroom. Entry/Foyer. Hallway.

CONTACT THE INSPECTOR:

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties, building faults 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 and report was carried out by:



Name: Dale Kennedy
Contact Number: 0425 223 008
Company: Alpha Building Services Pty Ltd
ABN: 47 103 963 471.

PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Commissioned By: My Conveyancer.
Contact: Sue Jones.
Ref/File Number: 123:123.
Client: Will Buyer.
Date Of Inspection: 23/07/2015.
Property Address: 3 Purchase Road, Melbourne VIC 3000.
Note: *If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*
Inspector: Name: Dale Kennedy
Contact Number: 0425 223 008
Company: Alpha Building Services Pty Ltd
ABN: 47 103 963 471.
Persons At Inspection: Real Estate Agent or Representative.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type: Single level freestanding dwelling.

DETAILS OF THE INSPECTION AGREEMENT:

Agreement Details: 1013344.
Special Conditions: There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:
Agreement Changes: There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

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

TIMBER PEST VISUAL INSPECTION REPORT

BRIEF SUMMARY

Introduction And Important Disclaimer: This section of the **Report** provides information to a prospective purchaser or other interested party regarding timber pest activity as observed during the inspection. The Brief Summary of inspection results at the front of this section 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. Please also refer to the limitations and disclaimers relevant to timber pest inspection reports in the Client Agreement as agreed prior to purchasing any report.** Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override that of this Summary. This report is subject to Terms and Limitations. **For complete and accurate information, please refer to the following report.**

ACCESS

Any Area(s) To Which Access Should Be Gained: Other than some areas that are normally inaccessible areas due to construction methods, normal access was gained. Please read the report.

Recommendations For Further Access: Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

TIMBER PEST ACTIVITY OR DAMAGE

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

Damage Caused By Termites Found: Yes - Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the report.
Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

Damage Caused By Borers Found: No - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Wood Decay Found: No - At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.

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

EXTERNAL TIMBERS

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. See Section 2.0 - Reasonable Access.

TERMITE DAMAGE

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

Affected External Timbers

Sleepers or timber landscaping materials:



Severity:

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

Location/Area

Western elevation.

CONDUCTIVE CONDITIONS

Description

The air-conditioning condenser discharges adjacent to the external walls. We recommend modification so that water is discharged over a drain. We recommend the test drilling of trees or tree stumps on the property as they are capable of concealing termite colonies. The external vents/weep holes are either covered completely or partly concealed. This can allow concealed termite entry and we recommend that all vents/weep holes be exposed and kept clear of soil, foliage, debris, stored items or other obstructions. The level of some external paths, paved areas or soil is either higher than, or at a similar level, as that of the internal floors. This situation could allow concealed termite entry. We strongly recommend the lowering of these to below the internal floor

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level to reduce the risk of concealed termite entry. The hot water system overflow is discharging moisture adjacent to the structure. We recommend the overflow be situated over a drain. Untreated landscaping timbers should be removed or replaced with a treated timber or non timber alternative. If replaced with timber, ensure appropriate durability rating for external use. Water is ponding on the soil adjacent to the building structure. This may be due to a drainage problem or some other factor. This should be rectified as moist soil conditions are highly conducive to timber pest attack. Garden beds have been built up against the external walls. These should be removed as they can allow concealed termite entry.



EVIDENCE OF ACTIVE TERMITES

Details

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

Timbers Exposed To Weather and/or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material.

PEST GARAGING

GARAGING TYPE

Describe Garaging

A garage.

RESTRICTIONS:

Inspection Limitations:

The structure is fully lined preventing inspection to all framing timbers.

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Recommend access be gained.

GARAGING CONDUCTIVE CONDITIONS

Description

Garden beds have been built up against the external walls. These should be removed as they can allow concealed termite entry.



EVIDENCE OF ACTIVE TERMITES

Details

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

OUTBUILDINGS - TIMBER PEST

OUTBUILDINGS DESCRIPTION

List Of Outbuildings

A child's cubby house.

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Recommend access be gained.

EVIDENCE OF ACTIVE TERMITES

Details

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

INTERIOR - TIMBER PEST

RESTRICTIONS:

Inspection Limitations:

Floorcoverings were present and restricted inspection to the upperside of flooring. Inspection was limited in the following locations and or areas: All internal areas.

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

EVIDENCE OF ACTIVE TERMITES

Details

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

SUBFLOOR

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. We **STRONGLY** recommend that access be gained to all inaccessible areas. See Section 2.0 - Reasonable Access

RESTRICTIONS SLAB:

Slab Areas:

The property is constructed on a concrete slab foundation to which there is no subfloor for inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab). Inspection of the concrete floor slab edge was restricted. In our experience, termites most commonly enter over the slab edge and therefore we recommend modifications be made by lowering all grounds levels to expose the concrete slab edge as this is an undetected entry point for timber pest attack, see Section 4.0 - Concrete Slab Homes (part or full). The following items restricted access to the edge of the slab; Soil. Paths. Patios. Gardens. Gravel. Brickwork. Timbers. Hot water service.



Ventilation, particularly to the sub floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however we have assessed the ventilation and noted our opinion below. Where ventilation is stated to be limited, inadequate or we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.

SUBFLOOR VENTILATION

Description

The property is constructed on a concrete slab and ventilation is not applicable.

ROOF INTERNAL - TIMBER PEST

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

RESTRICTIONS:

Inspection Limitations:

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



Access Limitations:

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. The roof is of trussed style construction and due to the nature of this construction inspection within the roof cavity was limited in some areas. Inspection was restricted above the following locations and or areas: Ensuite. Main bedroom. Entry/Foyer. Hallway.



A comment is not made where access was unable to be gained. Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Timbers above the areas nominated were not accessed and not able to be inspected. Recommend access be gained to allow a full inspection of inaccessible areas.

EVIDENCE OF ACTIVE TERMITES

Details

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

TREATMENT & SUMMARY - TIMBER PEST

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

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

Description There was no visible evidence of previous termite treatment.

IMPORTANT NOTE

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

SUMMARY DETAILS

Testing Equipment: Digitech QP-2292 moisture metre was used for the testing of moisture during the inspection.

Overall Assessment Of Property: **At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be high.**

Further Access Required: Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

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

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

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

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

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

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660. Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

CHEMICAL TREATMENT RECOMMENDATIONS

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

Not Submitted

In relying upon this report you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pest attack. This information forms an integral part of the report.

DEFINITIONS:

For the purpose of this inspection, the definitions below apply;

Active - The presence of live timber pests at the time of inspection.

Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

Timber Damage - Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

REASONABLE ACCESS:

Only areas where reasonable access was available were inspected. AS 4349.3 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 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR - must be accessible by a 3.6M 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.

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. A price is available on request.

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

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

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

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 affect 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. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

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 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australias 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 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 usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

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.

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 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 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.

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.

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. VISUAL INSPECTION ONLY:

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

2. SCOPE OF REPORT:

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

3. LIMITATIONS:

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

4. DETERMINING Extent of damage:

The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5. MOULD:

Mildew and non wood decay fungi are 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.

6. DISCLAIMER OF LIABILITY:

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

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

8. COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, 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 Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) 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.