



Visual Timber Pest Inspection and Report in Accordance with AS 4349.3-2010



2 Gretel Crescent Booragul (Southern Elevation)

Purpose Of Inspection:

The purpose of this inspection is to give advice about the condition of the property with regard to timber pests.

INSPECTOR DETAILS	
Name Of Inspection Firm:	CTP Pest and Building Inspections
Contact Phone:	0402 679 087
Technician Name:	Craig Pearce
Report Prepared Date:	11/10/2017

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 prior to acting on this report.

Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected.

CONTACT DETAILS	
Inspection Requested By:	Avery Property Professionals 2 Gretel Crescent Booragul NSW
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Same as Inspection Requested By

INSPECTION DETAILS	
Property Inspected Details:	2 Gretel Crescent Booragul NSW
Inspection Date/Time:	11/10/2017 6:00 AM
Weather Condition(s):	Overcast
Non-Standard Tools Used (Thermal Imaging Camera):	Model No. Flir E30
Standard Tools Used:	Binoculars, Compass, Knife, Ladder (3.6m), Magnifying Glass (x10), Moisture meter, Powerful Torch, Sounding Device, Stepladder (2.1m), Screwdriver
Persons Present At Inspection:	Owner
Reference No:	N/A

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

REPORT SUMMARY

IMPORTANT DISCLAIMER:

- This Summary is supplied to allow a quick and superficial overview of the inspection results.
- This Summary is **NOT** the Report and cannot be relied upon on its own.
- This Summary must be read in conjunction with the full report and not in isolation from the report.
- If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

For complete and accurate information You must refer to the following complete Visual Timber Pest Report.

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

ACCESS	
Are there any Area(s) and/or Section(s) to which Access should be gained?	Yes
TIMBER PEST ACTIVITY	
Were active subterranean termites (live specimens) found in any of the structures inspected?	No
Were active subterranean termites (live specimens) found on the site?	No
Was visible evidence of subterranean termite workings or damage found in any of the structures inspected?	No
Was visible evidence of subterranean termite workings or damage found on the site?	No
Was visible evidence of borers of seasoned timbers found in any of the structures inspected?	No
Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected?	Yes
Are further inspections recommended?	Yes
Were any major safety hazards related to Timber Pest Activity and/or Damage identified?	Yes
Degree of risk of subterranean termite infestation:	Moderate to High

1: STRUCTURE(S) INSPECTED:

1.1 STRUCTURE NAME: Main house & garage

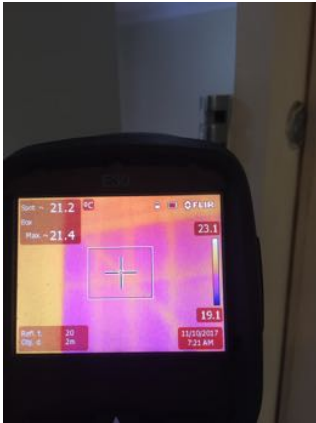
STRUCTURAL DETAILS	
Structure Type:	Double Storey
Orientation:	South
Areas Inspected:	Attached Garage, Bathroom, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Decking, Dining Room, Driveway, Entry, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Paths, Patio, Roof Void, Steps, Subfloor, Walk in Linen, Walk in Robe, Walls Exterior Bedroom 6 Areas NOT Inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.
Furnished:	Yes. Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.
Foundations:	Brick Piers, Dwarf Walls, Infill Slab (Strip Footing Slab), Suspended Slab
Exterior Walls:	Brick Veneer, Full Brick Cavity brick
Roof Structure/s:	Skillion, Trussed
Roof Covering/s:	Terracotta tile, Metal, Clear/Opaque sheeting
Flooring:	Concrete Slab, Tongue and Groove Strip



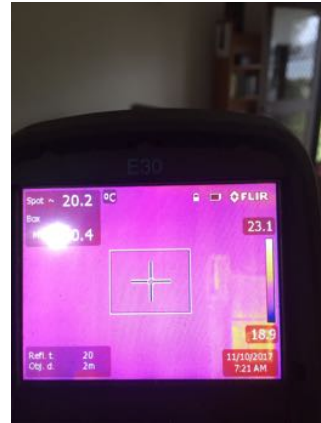
High comparative moisture readings in down stairs shower walls



High comparative moisture readings in upstairs shower walls



No thermal anomalies present at time of inspection

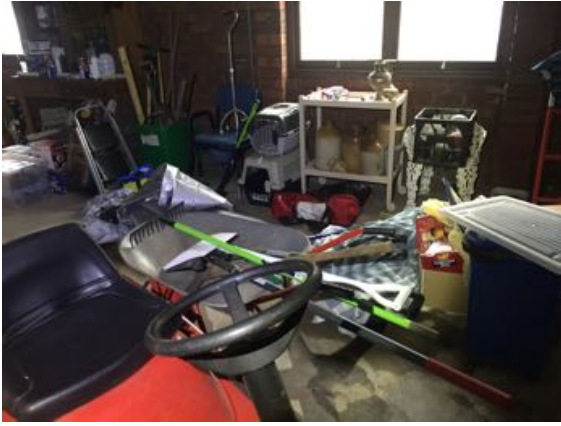


No thermal anomalies present at time of inspection

INSPECTION ZONE	
Is there a Termite Inspection Zone Present?	Yes Inspection Zone Type: Metal Shield
Is the Inspection Zone Clear?	Yes. Ant capping, is in good condition throughout the sub-floor

A Termite Inspection Zone is an unobstructed space which the termites must cross or pass around in order to gain access to a building or structure. As a consequence their presence should be revealed during a visual inspection.

ACCESS ISSUE - Attached Garage	
Access Issue Type:	Restricted Access
Reason(s) Why:	Heavy Stored Goods / Equipment



ACCESS ISSUE - Subfloor	
Access Issue Type:	Restricted Access
Reason(s) Why:	Stored Goods



ACCESS ISSUE - Roof Void	
Access Issue Type:	Restricted Access
Reason(s) Why:	Insulation, Sarking



ACCESS ISSUE - Under internal stairs case	
Access Issue Type:	Restricted Access
Reason(s) Why:	Stored Goods



ACCESS ISSUE - Roof exterior	
Access Issue Type:	No Access
Reason(s) Why:	Unsafe access from 3.6m ladder

ACCESS ISSUE - Subfloor	
Access Issue Type:	No Access
Reason(s) Why:	Under Northern side steps enclosed foundations

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

Also refer to Important Warnings Section including Important Limitations for Safe and Reasonable Access and Invasive Inspection.

TIMBER PEST ISSUE - Subfloor	
Moisture:	Normal
Termite:	No Termite Evidence Identified Refer to the advice in Section 3: Invasive Inspection
Borer:	No Borer Identified
Fungal Decay:	Fungal Decay Identified WARNING: SEE NOTE ON FUNGAL DECAY Fungal Decay Visible Fungal Decay Damage Extent: Extensive
Location of Threats Not Limited To:	Fungal Decay: Bearers
Other Comments:	I recommend that you contact a licensed builder to assess source of moisture and fix and replace rotting timbers with non-susceptible timbers as rotting timber is highly conducive to termites.
Is an invasive inspection recommended?	No
Are there Major Safety Hazards Related to Timber Pests?	No Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.



Rotting bearer Northern side under bathroom and laundry.

TIMBER PEST ISSUE - Northern side steps	
Moisture:	High WARNING: SEE SECTION 3. Point 2. High Moisture Moisture is highly conducive to wood rot
Termite:	No Termite Evidence Identified Refer to the advice in Section 3: Invasive Inspection
Borer:	No Borer Identified
Fungal Decay:	Fungal Decay Identified WARNING: SEE NOTE ON FUNGAL DECAY Fungal Decay Visible Fungal Decay Damage Extent: Extensive
Location of Threats Not Limited To:	Fungal Decay: Handrail and balustrade steps
Other Comments:	I recommend thta you contact a licensed builder to replace rotting balustrade with non-susceptible timbers to reduce the risk of further decay and personal injury
Is an invasive inspection recommended?	No
Are there Major Safety Hazards Related to Timber Pests?	Yes Important: Refer to the Timber Pest Issue section of this report. The Timber Pest associated safety hazard is: Rotting handrail and balustrade The Timber Pest associated safety hazard is located Northern side stairs Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.



TIMBER PEST ISSUE - Northern side deck	
Moisture:	High WARNING: SEE SECTION 3. Point 2. High Moisture Moisture is highly conducive to wood rot
Termite:	No Termite Evidence Identified Refer to the advice in Section 3: Invasive Inspection
Borer:	No Borer Identified
Fungal Decay:	Fungal Decay Identified WARNING: SEE NOTE ON FUNGAL DECAY Fungal Decay Visible Fungal Decay Damage Extent: Moderate
Location of Threats Not Limited To:	Fungal Decay: Handrail/balustrade, decking boards, bearer
Other Comments:	I recommend that you contact a licensed builder to assess extent of wood rot and replace rotting timbers with non-susceptible timbers to reduce the risk of further decay and personal injury
Is an invasive inspection recommended?	No
Are there Major Safety Hazards Related to Timber Pests?	Yes Important: Refer to the Timber Pest Issue section of this report. The Timber Pest associated safety hazard is: Rotting decking boards, handrail/balustrade The Timber Pest associated safety hazard is located Northern side deck. Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.



Rotting decking boards and bearer



Rotting handrail/balustrade



Rotting deckingboards

Important - We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Section 3 Important Warnings & the Terms & Limitations).

CONDUCTIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY	
Subfloor Conditions:	Ventilation Issues Present, Water Leaks Present I recommend that you contact a licensed plumber to fix leaking water supply as moisture is highly conducive to termites. I recommend that you contact a licensed builder to improve sub-floor ventilation as poor ventilation creates an environment conducive to timber pests and unhealthy allergens.
Exterior Conditions:	Airconditioning/Hotwater System Issues Present I recommend that you contact a licensed plumber to connect air conditioning overflows and hot water system pressure relief valve to a drain or run 7m away from the perimeter of the building as moisture is highly conducive to termites.
Interior Conditions:	Moisture Present High comparative moisture readings present in both bathroom shower walls, I recommend that you contact a licensed builder to assess source of water ingress and fix as moisture is highly conducive to termites and wood rot.
Roof Void Conditions:	None Looked fine at time of inspection
Vegetation Against Structures:	None Keep vegetation away from perimeter of the building as concealed termite entry is likely.



Air conditioning overflows Western side



Hot water system pressure relief valve Northern side



Air conditioning overflow Northern side



Leaking water pipe Northern area sub-floor



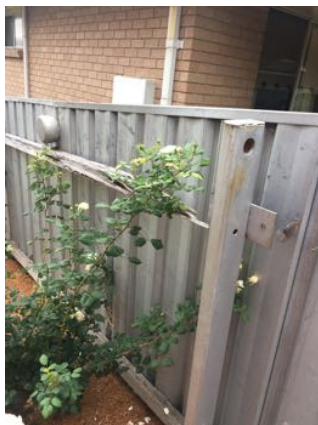
High comparative moisture reading walls of down stairs shower recess



High comparative moisture reading up stairs shower recess

2: SITE IMPROVEMENTS:

SITE TIMBER PEST ISSUE - Around the yard	
Moisture:	Normal
Termite:	No Termite Evidence Identified Refer to Important Warnings: Invasive Inspection
Borer:	No Borer Identified
Fungal Decay:	Fungal Decay Identified WARNING: SEE NOTE ON FUNGAL DECAY Fungal Decay Visible Fungal Decay Damage Extent: Moderate to Extensive
Location of Threats Not Limited To:	Fungal Decay: Side fences
Other Comments:	I recommend you contact a licensed builder to replace rotting timbers with non-susceptible timbers as rotting timber is highly conducive to termites.
Is an invasive inspection recommended?	No
Were any major safety hazards related to Timber Pest Activity and/or Damage identified?	No Important Note: Where a Major Safety Hazard is identified above, it <u>must</u> be attended to and rectified to avoid the possibility of personal injury &/or death.



Rotting fencing Eastern side

SITE CONDUCTIVE CONDITIONS PRESENT	
Conductive Conditions Present:	Yes. Site adjacent to wooded areas., Wood piles
Comments:	With wooded areas surrounding the property the environmental termite pressure of the area is high. I recommend that you remove wood piles from site as they provide a food source for termites.



Wood piles Northern side

SITE ACCESS ISSUES

No site access issues were identified on the day of inspection.

3. IMPORTANT WARNINGS

NOTE: IMPORTANT LIMITATIONS FOR SAFE AND 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:

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.

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.

NOTE: HIGH MOISTURE

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashings or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of the damage and the estimated costs of repairs.

NOTE: 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.

It is strongly recommended that You consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce risk of Timber Pest attack.

NOTE: INSULATION

As inspection of the roof void was not possible or limited, areas obstructed by insulation are excluded from this inspection and report. Please note since an inspection of the area was not possible, defects and/or termite activity/damage may exist in these areas. A full inspection of the roof void would not be possible unless the insulation is removed.

Foil insulation and insulation installed that covers the ceiling floor structural elements and or electrical fittings constitutes a potential health and safety risk as it constitutes a physical access, or fire risk and we strongly recommend inspection by a licensed electrician.

NOTE: TERMITES

Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings is extremely high.

A treatment to eradicate the termites and to protect the building(s) should be carried out as the risk of further attack is very high.

We claim no expertise in building and if any evidence or damage has been reported then You must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations)

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 fences 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).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, You must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of 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" with ongoing inspections is provided, You must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

INVASIVE INSPECTION: A more thorough invasive inspection is available. Where any current visible evidence of Timber Pest activity is found or suspected it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. 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.

WARNING: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases You should arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

NOTE: BORERS

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, You should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

We claim no expertise in building and if any evidence or damage has been reported then You must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

BORER RECOMMENDATIONS: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option You should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months' time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

NOTE: FUNGAL DECAY

We claim no expertise in building and if any evidence or damage has been reported then You must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations)

Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.

WATER LEAKS: Water leaks, especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

We claim no expertise in building and if any leaks were reported then You must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Hot water services, air conditioning units which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

We claim no expertise in building and if any leaks were reported then You must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

WATER TANKS: Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

MOISTURE: High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

If high moisture was reported then You must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

DRAINAGE: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

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

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

MOULD: Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

SLAB EDGE EXPOSURE: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case You should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

NOTE: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

INFILL SLAB: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2014.

WEEP HOLES IN EXTERNAL WALLS: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

TERMITE SHIELDS (ANT CAPS) should be in good order and condition so termite workings are exposed and visible.

This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

If considered inadequate a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

4. FINAL DETAILS

TERMITE MANAGEMENT STICKER

Is there a Termite Management Sticker?	No WARNING: This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accordance with 'Australian Standard 3660' be carried out to reduce the risk of further attack.
Environmental Termite Pressure:	Level of Termite Pressure: High Overall Degree of Risk of Timber Pest Infestation: Moderate to High

SAFETY HAZARDS

Major Safety Hazards:	Major Safety Hazards Related to Timber Pest Activity and/or Damage were Identified
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RECOMMENDATIONS

Termite Management Recommendation:	Essential
Frequency of Further Inspections:	6 months
Other Inspections Recommended:	Yes Comment: A further invasive inspection gaining full unobstructed access into roof void, sub-floor and all restricted and non-accessible areas as these areas could be concealing timber pest cativity and/or damage.


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

Warning: In order for you to make a more informed decision regarding the purchase of the property, any other recommended inspections should be carried out PRIOR TO CONTRACTS BEING EXCHANGED.

GENERAL COMMENTS

None

SIGNED BY INSPECTOR

Inspector Name:	Craig Pearce
License Number:	
Date:	11/10/2017 6:00 AM
Signed:	

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.

THIS INSPECTION IS A VISUAL INSPECTION ONLY TO AUSTRALIAN STANDARD AS4349.3-2010. A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE UPON REQUEST.

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 or timber Pest activity and/or damage 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.

5. TERMS & LIMITATIONS

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

1. **THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
2. **SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
3. **LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
4. **DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any 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.
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. 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.

6. 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 3660.1-2014 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. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage. Once in contact with the timber they excavate it often leaving 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 fool proof 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.

Information contained in this report is made available to Form Pigeon Pty Ltd ACN 164 644 615 and Rapid Solutions Pty Ltd ACN 055 149 203.