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Pre-Purchase Inspections • Investigative Reports • Special Purpose Reports • Dilapidation Reports

Pre-Sale Inspection Standard Timber Pest Detection Report



Prepared by your inspector
Mr Bryce C Wilson
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Email Bryce@pbi.com.au

Date: 30th September 2021

Re property: 26 Floralia Close, New Lambton Hts NSW 2305

Requestor: Premier Estate Agents

Client: Premier Estate Agents

Inspection number: BPA 2909/280

Ref: Premier 2909/280

Invoice Number: 3006_1/2021

Type or Purpose of inspection: Pre Sale Inspection based on the scope as specified in the Inspection Agreement

Duration of inspection: 1 hour 30 mins **Time:** 1.00 pm to 2.30 pm

Weather conditions: Fine

Is the property occupied/vacant? Occupied

Reliance: Note: This report should not be relied upon if the contract for sale becomes binding more than thirty days after the initial inspection. A re-inspection after this time is essential.

Form: STPDR 1.5.3 – 2005

This Standard Timber Pest Detection Report (hereinafter called “the Report”) is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in Clause A.1 of this document.

PLEASE READ THE TERMS AND CONDITIONS IN CLAUSE A.1 OF THIS DOCUMENT

SERVICE REQUESTED As agreed with Client (see also Clause A.1 – Scope, Limitations & Exclusions).

- Option 1** A STANDARD INSPECTION REPORT - Tests were carried out.
- Option 2** A SPECIAL-PURPOSE INSPECTION REPORT - Client requirements to be specified.
- Option 3** A SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL - In addition to Option 1.

RESULTS OF INSPECTION

IMPORTANT NOTE The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

SUMMARY OF FINDINGS

This Summary is not the Report. **The following Report MUST be read in full in conjunction with this Summary.** If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Accessibility

Were there any areas of the Building and Site which did not permit entry or any obstructions that may conceal possible Timber Pest Attack: **YES** (See Item 2.2 of the Report).

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Timber Pest Attack and Conditions Conducive to Timber Pest Attack was considered:

MODERATE-HIGH (See Item 2.3 of the Report).

Timber Pest Detection Assessment

Were active (live) Termites found: **NO** (See Item 3.1 of the Report).

Is a Subterranean Termite Management Proposal recommended: **NO** (See Item 3.2 of the Report).

Was evidence of Termite activity (including workings) and/or damage found: **YES** (See Item 3.3 of the Report).

Was evidence of a possible previous Termite Management Program noted: **YES** (See Item 3.4 of the Report).

The next inspection to help detect any future Timber Pest Attack is recommended in: **6 months** (See Item 3.5 of the Report).

Was evidence of Fungal Decay activity and/or damage found: **YES** (See Item 4 of the Report).

Was evidence of Wood Borer activity and/or damage found: **NO** (See Item 5 of the Report).

Was evidence of Conditions Conducive to Timber Pest Attack found: **YES** (See Item 7 of the Report).

Was evidence of Chemical Delignification damage found: **NO** (See Item 11 of the Report).

FOR RISK MANAGEMENT OPTIONS

(See Clause 8 for details)

1.0 GENERAL

1.1 Brief Description of Building (e.g. single storey house; split-level townhouse; multistorey apartment).

A split level dwelling

1.2 Primary Method of Construction (e.g. timber stumps and timber framed; steel framed; concrete; brick).

Floor Structure:

Concrete slab on ground.

Timber with isolated piers.

Wall Structure:

Timber frame with brick veneer.

Roof Structure:

Timber frame with profiled metal sheeting.

Timber Secondary and Finishing Elements of Construction:

Timber mouldings.

- 1.3 **Occupancy Status:** Was the building occupied, vacant, furnished, partly furnished or unfurnished?

Occupied.

- 1.4 **Orientation:** To establish the way in which the property was viewed.

The façade of the building faces (e.g. northeast):

South.

- 2.0 **ACCESSIBILITY:** See also Clause A.2.

- 2.1 **Readily Accessible Areas Inspected** The inspection covered the following Readily Accessible Areas including:

Building Interior Building Exterior Roof Exterior

Roof Space Subfloor Space Outbuildings

The site including any timber structures such as bridges, landscaping, retaining walls, fences, tree stumps, trees and timber embedded in the soil within the property boundaries up to a distance of 50 metres of the building.

- 2.2 **Areas Not Inspected:** The inspection did not include areas which were not readily accessible, inaccessible or obstructed at the time of inspection.

Were there any obstructions that may conceal possible timber pest attack? See also Clause A.1 - Limitation No. 3 & Item 2.3.

Building Interior (e.g. floor coverings):

Floor coverings.

Building Exterior (e.g. stored articles):

Roof Exterior (e.g. vegetation):

Roof Space (e.g. thermal insulation):

Thermal insulation.

Air-conditioning ducts.

Limited timber clearances obscure timbers.

Skillion and flat roof sections do not have voids for inspection purposes where covered by roof coverings and linings.

Subfloor Space (e.g. pipe/duct work):

Limited timber to ground clearances obstructed subfloor access in the north end.

Outbuildings (e.g. wall linings):

Site (e.g. vegetation covering tree stumps or fences):

Were there any normally accessible areas which did not permit entry? (e.g. the laundry was locked; there was no visible means of access to the subfloor space; the small size of the existing entry aperture did not allow for bodily access to the roof space). See also Item 2.3.

Not found during this inspection.

- 2.3 **Undetected Timber Pest Risk Assessment:** Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of **undetected** timber pest attack and conditions conducive to timber pest attack was considered: **Moderate-High.**

Please note the items in section 8 which will reduce the risk assessment to moderate.

RECOMMENDATION: Where the risk is considered "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of

ceiling and wall linings, and the cutting of traps and access holes. For further advice consult your Timber Pest Detection Consultant.

3.0 TERMITES: See also Clause A.3 and Clause A.8.

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage (see also Clause A.1 - Limitations No 4 & No 5).

3.1 Active (live) Termites:

Were live termites found? Not found during this inspection .

Was a termite nest found? Not found during this inspection .

Have any specimens been collected for the purpose of positive identification? Not Applicable.

The genus or species has been positively identified as:

Coptotermes (where possible, identify species and give details below) *Schedorhinotermes*

Nasutitermes exitiosus *Heterotermes ferox* *Mastotermes darwiniensis*

Cryptotermes species Other (explain) Undetermined (explain)

Details & location of live termites found (include any recommendation for further expert advice):

3.2 Subterranean Termite Management Proposal: A proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or help manage the risk of concealed subterranean termite access to buildings and structures.

Is a Subterranean Termite Management Proposal recommended? No but regular termite inspections are required.

Yes a termite barrier system is necessary. The Property is under management with a monitoring system.

This assessment is based on the following observations: There are old termite workings visible in the subfloor.

Is the Consultant engaged to provide a management proposal? No.

If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client (see also Clause A.1 – Exclusion No.1).

IMPORTANT NOTE. If this Consultant is not providing a management proposal, but a proposal is recommended above, then the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.

3.3 Termite Workings and/or Damage:

Was evidence of termite workings or damage found? Found.

The extent of any visible damage appears: Localised.

Location/s: There are termite workings in the rear subfloor (off the Living Area).

Where activity or damage is present does the damage present a safety hazard to occupants? No safety hazards were found associated with this item.

Does the activity/damage require further invasive inspection to make this determination?

No further inspection is required at this time

RECOMMENDATION Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. See also Item 3.5 'Frequency of Future Inspections' recommendation.

3.4 Previous Termite Management Program:

Was evidence of a possible previous termite management program noted? (If "Yes" provide details and location including the location of any 'Termite Treatment Notice' affixed at the entrance to a crawl space or some other place where it was protected from damage, e.g. in the case of a slab-on-ground construction, in an external electrical meter box).

There is a new termite monitoring system installed by Flick

Was a durable notice found in the meterbox: No termite barrier notice was found in the meter box this does suggest no recent termite barrier work has been recently carried out.

There are old termite baiting stations in the rear subfloor.

Drill holes were found to the north side of the Stairwell to upper level and adjacent the Family Room.

- 3.5 Frequency of Future Inspections:** Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

The next inspection to help detect termite attack is recommended in: 6 months.

- 4.0 FUNGAL DECAY AFFECTING DWELLING TIMBERS: See also Clause A.4.**

Was evidence of Fungal Decay found? Not found during this inspection.

- 4.1 FUNGAL DECAY AFFECTING TIMBER DECKS, FENCES AND GARAGE AND/OR OTHER STRUCTURES:**

Was Decay found: Not found during this inspection.

- 5.0 WOOD BORERS AFFECTING DWELLING TIMBERS: See also Clause A.5.**

Was evidence of Wood Borers found? Not found during this inspection .

- 6.0 CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK: See also Clause A.7.**

The Timber Pest Detection Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests.

GENERAL RECOMMENDATION Where evidence of Conditions Conducive to Timber Pest Attack exists, competent advice (e.g. from a licensed or registered building contractor or plumbing contractor) should be obtained in regard to removing any condition conducive to timber pest attack and as to the need or otherwise for rectification or repair work.

- 6.1 LACK OF ADEQUATE SUBFLOOR VENTILATION:**

Was evidence of a lack of adequate subfloor ventilation found? Found.

The subfloor is not correctly ventilated a fan system is installed to assist with additional air movement.

- 6.2 The Presence of Excessive Moisture:**

Was evidence of the presence of excessive moisture found inside the dwelling? Not found during this inspection.

The following conditions were identified with a Tramex Moisture Encounter moisture meter: No elevation requiring further investigation was found.

Was evidence of other damp related conditions found which may affect the dwelling on a seasonal or prevailing weather basis? Damp Subfloor areas were found which is common where the subfloor venation is reduced a venation fan/duct system is installed as a management system.

Prevailing weather conditions: Where there has been recent rain and higher than normal humidity these conditions can affect moisture readings, moisture testing and determination should be carried out over a range of different weather conditions to make a full determination.

- 6.3 Bridging or Breaching of Termite Barriers and Inspection Zones** 'Bridging' is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. 'Breaching' is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls? Not Applicable.

Was evidence of bridging or breaching including the condition insufficient slab edge exposure found?

Slab edges were not exposed to form a primary termite inspection zone, where possible they require exposing or where this is not practical then a termite barrier should be considered and the cost obtained from a Pest Management Company.

- 6.4 Termite Shielding:**

Missing shielding was found in visible sections of the subfloor.

Corroded termite shielding was found.

Termite shielding does not overhang foundation and piers correctly.

Termite shields do not form a continuous barrier in the subfloor.

- 6.5 Untreated or Non-Durable Timber Used in a Hazardous Environment** This condition may include, but is not limited to, earth-wood or damp masonry-wood contact.

Was evidence of untreated or non-durable timber used in a hazardous environment found?

7.0 OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK: See *Clause A.6*

For example: Evidence of non-existent or defective termite shields installed to isolate piers; storage of timber and stored goods under/adjacent to the building; tree stumps and vegetation in subfloor spaces; cracks in concrete slabs or foundations; defective flashings, downpipes and guttering; etc.

Was evidence of any other condition conducive to timber pest attack found? Yes.

Loose timbers have been removed some small scraps of timber were found in ground contact in the subfloor and yard.

Corroded gutter discharges to ground.

7.1 BASIX RAIN BANK TANK SYSTEMS:

Recently constructed dwelling are now required to have a water storage system which may include a tank, water leaks are commonly found associated with the tank and the control systems which may encourage termite activity if the conditions are conducive to timber pest attack then further investigation and a solution will be required

Was a water storage tank/system found to this dwelling? Not found during this inspection.

8.0 RISK MANAGEMENT OPTIONS: See *Clause A.7*

Carry out regular timber pest inspections.

Obtain all details of current barrier and management plans and comply with installers warranty requirements.

Where termite shielding is faulty you are advised to contact a Pest Management Company for an alternative barrier or where possible a repair of the shielding system.

Ventilation may require some further improvement.

Lower height of ground to expose slab edges where possible where the slab edge cannot be exposed a chemical barrier may be applied as a solution.

Obtain a Timber Pest Management Proposal from a Pest Management Company and carry out recommendations.

9.0 ADDITIONAL COMMENTS WITH REGARD TO DAMAGE AND SAFETY HAZARDS:

The following Items identified in the report are considered to present a safety hazard with regard to the occupation of this dwelling and further investigation and comment is considered essential by a qualified expert

No timber damage was found which is assessed as structural timber requiring immediate repair. This is conditional to any invasive inspection where wall lining are removed

The following items are considered to indicate electrical hazards which make timber pest inspections unsafe and may pose a danger to the dwelling occupants:

Not found during this inspection.

Were materials which are considered a safety hazard to occupants and timber pest inspectors found?

Not found during this inspection.

10. MOULD FOUND TO INTERNAL AREAS OF THE DWELLING:

Mould was not found to dwelling internal surfaces.

MOULD RECOMMENDATION: Where evidence of mould growth was noted above, there may be environmental, biological or health issues associated with this report. Any questions concerning such issues due to the presence of mould, the release of mould spores or concerning indoor air quality should be directed to appropriately qualified inspector. See also Clause A.1 – Limitation No 7.

11.0 CHEMICAL DELIGNIFICATION

General Description of Attack: Surface of timber appears very hairy; and wood and ‘hairs’ separate.

Economic Significance: Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defibrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Was evidence of Chemical Delignification found? Not found during this inspection.

12.0 LIST ANY ANNEXURES TO THIS REPORT None attached.


13.0 CERTIFICATION: – This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook *Timber Pest Detection Reports* ‘Uniform Inspection Guidelines for Timber Pest Detection Consultants’.

COMPANY NAME **Professional Building and Pest Inspection Services**

NAME OF CONSULTANT: **Bryce Wilson** ACCREDITATION NUMBER **00946**

ADDRESS: **4A Clyde Street, Stockton** POST CODE: **2295** PHONE: **0414 543 924**

DATE OF ISSUE: **30th September 2021**

AUTHORISED SIGNATORY: 

14.0 Photographs are indicative of issues as raised in this report.



No termite barrier notice



Termite monitoring station



Limited clearance in subfloor access point



Drill hole from termite barrier application



Old termite baiting station /workings



Insulation obscured timbers



Limited clearances/Ventilation fan duct



Termite mudding in subfloor

Insulation and ducts obscured timbers

A.1 TERMS AND CONDITIONS

SCOPE

Unless specified in writing, this Standard Timber Pest Detection Report ("the Report") deals only with the detection, or non detection of *Timber Pest Attack* and *Conditions Conducive to Timber Pest Attack* discernible at the time of inspection.

As requested by the *Client*, the assessment was based solely on the following site inspection carried out by a *Timber Pest Detection Consultant* ('the Consultant') of the *Readily Accessible Areas* of the *Building and Site*:

- Option 1** A visual examination of timber and other visible accessible and unobstructed materials/areas (but excluding furniture and stored items) susceptible to attack by *Timber Pests*, and the carrying out of *Tests* (see Limitation No 1 below).
- Option 2** An inspection report which may include Option 1 as well as the particular requirements of the Client which are specified and attached to this document, where applicable.
- Option 3** In addition to Option 1, a Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. The Consultant does not warrant that a 'visual only' inspection completely complies with Australian Standard AS 4349.3 "Inspections of Buildings. Part 3: Timber Pest Inspections", and may be of limited use to the Client. In addition to a visual inspection, AS 4349.3 recognises to better assess timber pest activity and damage requires the consultant to carry out when ever necessary appropriate tests with instruments.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth.
4. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.
9. In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

EXCLUSIONS

The Client acknowledges:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

DEFINITIONS

Timber Pest Attack: means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity: means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage: means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Conditions Conducive to Timber Pest Attack: means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas: means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client: means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant: means a person who meets the minimum recommended competency standard set out in Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports.

Building and Site: means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests: means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) *Chemical Delignification:* - the breakdown of timber through chemical action.
- (b) *Fungal Decay:* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) *Wood Borers:* - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) *Termites:* - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) *electronic moisture detecting meter* - an instrument used for assessing the moisture content of building elements;
- (b) *stethoscope* - an instrument used to hear sounds made by termites within building elements;

- (c) *probing* - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) *sounding* - a technique where timber is tapped with a solid object.

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for timber pest activity and damage in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report which is adequately specified.

Building Exterior, Roof Exterior and Site The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weep hole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A.3 TERMITES

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

IMPORTANT NOTE. As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owners obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

A.4 FUNGAL DECAY

General Description of Attack *Decaying* wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast *decayed* wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. *Decayed* wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and *decaying*, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and *decayed* timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of *decayed* timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing *decayed* wood.

Where evidence of *decaying* timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is *undetermined* a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.5 WOOD BORERS

General Description of Attack As the attack proceeds, borer larvae eat through the wood leaving a dust called 'frass'. Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

IMPORTANT NOTE: As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

Economic Significance Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

The Lyctid Borer The most common lyctid borer in Australia is *Lyctus brunneus* (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers and joists) in a building 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 cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

The Anobiid Borer There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of **Anobiid borers**, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program Wherever practical, remove any conditions conducive to attack (e.g. Anobium borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.6 CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack.

Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Bridging or Breaching of Termite Barriers and Inspection Zones Physical and/or chemical barrier systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached.

With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material barriers, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite barriers have been installed, the building owner should ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite barrier. Where attachments to buildings such as steps are not provided with a termite barrier or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite barriers are often breached by the installation of services. Any disturbance of the barrier should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

Untreated or Non-Durable Timber Used in a Hazardous Environment To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of sufficient durability and/or is adequately preservative treated. Where evidence of this condition exists, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work.

Other Conditions Conducive to Timber Pest Attack If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.

A.7 RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove or rectify any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a preventative chemical and/or physical barrier(s). However, AS 3660 stresses that termites can bridge or breach barrier systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Report.