

# Inspection Report

provided by:



## Professional Building Report Services Pty Ltd

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QBCC Licence No. 1275457

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Property Address:

Sample Street

BRISBANE QLD 4999



# Report Information

## CLIENT INFORMATION

### Building Inspection

This report Complies with Australian Building Standards AS 4349.0 - 2007, Inspection of Buildings - General Requirements and AS 4349.3 - 2010, Inspection of Buildings - Timber Pest Inspections.

**Note:** This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

### Client Name

Sample Report

### Ordered By

Sample report

### 1) TYPE OF INSPECTION

## TIMBER PEST REPORT

## PROPERTY INFORMATION

### Building Type

Detached House

### Construction Type

The wall cladding is Timber.

### Roof Cladding

The roof is clad with CORRUGATED METAL SHEETS.

### Roof Design

GABLE roof design.

### Footings Type

Slab On Ground Construction

### Storeys

The home is a TWO STOREY DWELLING.

### Property Occupied

The home was OCCUPIED.

### Property Furnished

The home was FULLY FURNISHED.

**Note:** Furnished properties restrict the visual inspection and may conceal defects.

### People Present

The VENDOR was present.

## INSPECTION INFORMATION

### Report Number

00034798

### Inspection Date

24th April 2013

### Inspection Time

11.00am

### Weather Conditions

The weather was FINE AND DRY at the time of the building inspection.

### Recent Weather Conditions

The Recent Weather Conditions were occasional Showers at the time preceding the building Inspection.

## **APPLICABLE AREAS TO BE INSPECTED AND RESTRICTIONS**

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include:

- **The Site:** The site including fencing that is up to 30 meters from the building and within the boundaries of the site, sheds and other structures within the property boundary.
- **Building Interior:** The interior of the building including ceilings, walls, floors, windows, doors & frames, kitchen, bathroom, WC, en-suite, laundry, stairs & damp problems.
- **Building Exterior:** The exterior of the building including walls (including lintels, claddings, doors & windows), timber or steel frames & structures, chimneys, stairs, balconies, verandas, patios, decks, suspended concrete floors, and balustrades.
- **Roof Exterior:** The roof including tiles, shingles & slates, roof sheeting, gables, flashings, skylights, vents, flues, valleys, guttering, downpipes, eaves, soffit, fascias and barges.
- **Roof Void:** The roof covering including roof framing, sarking, party walls, and insulation.
- **Sub-Floor:** The timber floor including supports, floor, ventilation, drainage, dampness, and suspended concrete floor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics or roof voids with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic or roof void is only partially accessed, thereby limiting the review of the attic or roof void area from the hatch area only. Inspectors will not crawl the attic or roof void area when they believe it is a danger to them or that they might damage the attic or roof void insulation or framing. There is a limited review of the attic or roof void area viewed from the hatch only in these circumstances

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure..

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 meters, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder using safe work practices and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

**2) THE ACTUAL AREAS INSPECTED WERE** The Site, Building Interior, Building Exterior, Roof Exterior and Roof Void.

## **AREAS WHERE FULL INSPECTION RESTRICTED**

### **PLEASE NOTE**

### **PLEASE REFER TO EACH INDIVIDUAL AREA RE SECTIONS THAT WERE INCAPABLE OF BEING INSPECTED.**

Since a complete inspection of **SOME AREAS** listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved,

cupboards and wardrobes emptied which will be difficult to carry out.

Therefore, there will be an element of risk that defects/damage/termites/termite or timber pest damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

**WE DO NOT GUARANTEE IN ANY WAY** that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas **NOT ABLE** to be inspected.

**3) Restricted Areas Were** Building Exterior, Building Interior, Garage, The Site,

### **APPARENT CONCEALMENT OF POSSIBLE DEFECTS**

**4) Were apparent Concealments seen.** No apparent concealments were able to be identified at the time of Inspection

#### **Special Note**

1) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied and You are not the owner occupier of the property, You agree to:

a) Obtain a written statement from the owner as to:

- i. any timber pest activity or damage;
- ii. any timber repairs or other repairs;
- iii. alterations or other problems to the property known to them;
- iv. any other work carried out to the property including timber pest treatments; and
- v. copies of any paperwork issued and the details of all work carried out, and if possible, provide such paperwork to the inspector prior to the inspection being carried out.

b) Indemnify the inspector from any loss incurred by You relating to the items listed in clause above where no such statement is obtained

2) The Report DOES NOT and CANNOT make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg; In the case of shower enclosures the absence of any dampness at the time of the Inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing or electrical work; durability of exposed finishes; detection and identification of flood level data related to the Inspected property; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the Inspector.

### **UTILITY STATUS**

**Water** Was connected at time of inspection

**Electricity** Electricity was connected at the time of Inspection

**Gas** Gas was connected at the time of Inspection

## REPORT SUMMARY PAGE

This is only a summary of the inspection and should not be relied on.

**We strongly recommend you read the Inspection Report in its entirety.**

Section	Condition#	Comment
TIMBER PEST INSPECTION REPORT	5	<b>YES.</b> Please Read this Report in its entirety.
TIMBER PEST INSPECTION REPORT	6	<b>Yes.</b> Please Read The Report In Its Entirety
TIMBER PEST INSPECTION REPORT	26	Extent of Rot Damage is considered to be Moderate to High.
TIMBER PEST INSPECTION REPORT	40	<p>The overall Risk of Timber Pest Infestation to this Property appears to be Very High - See Section 3.2 of this Report and Notes Below:</p> <p>The Overall Degree of Risk of Timber Pest Infestation is a subjective assessment by the Inspector at the Time of Inspection taking into account many factors which include but in no way limited to location and proximity to bushland and trees, the presence of evidence of Timber Pest damage or activity close to the Inspected structure, conducive conditions that raise the potential of Timber Pest attack such as timbers in contact with soil, inaccessible areas not able to be visually Inspected, slab on ground construction etc, or other factors that in the Inspector's opinion, raise the risk of future Timber Pest attack.</p> <p>It Should be noted that even if a Risk Factor is High, this is not meant to deter a Purchaser from purchasing the Property, it is to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of Inspections should be headed by any Property Owner.</p> <p>Often by reducing or eliminating some of the Conducive Conditions, the Risk Factor may be Lowered.</p>

## 1 TIMBER PEST INSPECTION REPORT

### NOTE

#### Inspection Information

For the purpose of this Timber Pest Inspection Report. Which form part of a Combined Timber Pest And Building Inspection. The Inspection information listed at the beginning of the Building Inspection report Namely **Report Information** shall apply. Including the Date and Time of Inspection, Agreement Number, Who the Report is prepared for and the description of the Property Inspected.

### SUMMARY ONLY

#### Important Disclaimer

#### IMPORTANT DISCLAIMER

This Summary AND the opinion 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 Terms and Limitations.

**NOTE:** It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential

### 1.1 ACCESS

#### Where All Areas Accessible

No. Please Read The Report in its entirety

### 1.2 TIMBER PEST ACTIVITY

#### 5) Was there any Termite Workings or Damage Found

**YES.** Please Read this Report in its entirety.

#### 6) Were Any Live or Active Termites Found

**Yes.** Please Read The Report In Its Entirety

### NOTE

Any evidence of termite activity or Workings in the grounds or building structure assumes that risk to buildings is very high. We Strongly Recommend a treatment to eradicate the termites and to protect the building.

#### 7) Any Visible Borer of seasoned Timbers Found

**NO.** Of the areas able to be Inspected there were no borer or borer damage visible. Please read this report in its entirety.

**8) Any Damage caused by Wood Decay, Rot Found**      **YES.** Please read this Report in its entirety.

## NOTE

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accord with AS 4349.3 - 2010

## Terms and 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 - 2010 Inspection of buildings Part 3: Timber pest inspections. This 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 **WILL 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 **WILL 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. HIDDEN DAMAGE:** If Timber Pest activity and/or damage is found, within the Structures OR the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
- 4. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 5. DETERMINING EXTENT OF DAMAGE:** The Report is **NOT** a structural damage Report. Any observations or recommendations about timber damage should not be taken as expert opinion and **CANNOT** be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or „extensive“. This information is not the opinion of an expert. 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 separate inspection by a qualified 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.

6. **MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. **DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any 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).

8. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

9. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia . The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute . The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

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

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

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



9. **COMPLAINT INVESTIGATION:** 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 twenty-eight (28) days.

## **2. VISUAL TIMBER PEST INSPECTION REPORT**

### **Important Information**

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accord with AS 4349.3 - 2010

### **2.1 BRIEF DESCRIPTION OF AREAS INSPECTED**

#### **NOTE**

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

### **2.2 AREAS NOT INSPECTED**

#### **Please Note**

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 sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

#### **9) Unable to Inspect**

Ground Floor Ceiling Void, some areas of Upstairs Roof Void, cupboards with household goods and clothing stored in them and other areas restricted by cupboards and stored items.

### **2.3 REASONABLE ACCESS AREAS NOT AVAILABLE AND WHY**

#### **10) Roof Void Because**

Heating and/or Cooling Ducts restricted the ability to perform a full inspection of all areas of the Roof Void. Low Clearances in the Roof Void restricted reasonable access to all areas of the Roof Void.

#### **Reasonable Access**

**NOTE:** The Australian Standard AS 3660 refers to AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: 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.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

## **2.4 AREAS OF VISUAL INSPECTION OBSTRUCTED AND WHY**

### **12) Areas Obstructed**

Cupboards full of goods and walls obstructed by stored goods and or stored items. Full safe access to the Roof Void is not possible due to A/C Ducting. Low Clearances in the Roof Void prevents thorough Inspection of all areas.

### **Please Note**

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

## **2.5 HIGH RISK AREAS WHERE ACCESS SHOULD BE GAINED**

### **Areas of High Risk requiring Inspection**

Areas of High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:

### **13) High Risk Areas are**

The Roof Void Top Plates around the perimeter walls of the building could not be fully accessed. Without being able to adequately Inspect these areas means these areas are High Risk that possible Termite Damage is not able to be seen or Inspected.

## **2.6 HOUSE FURNISHINGS**

### **Please Note**

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

No inspection was made and no report is submitted, of inaccessible areas. If a complete inspection of the areas in the dwelling was not possible, termite activity and/or damage may exist in these areas and nothing in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by me on the date of the inspection were not, or have not been infested by Timber pests.

Accordingly, this Report is does not report on inaccessible areas. This includes but may not be limited to concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings (carpet lino etc.), furniture, pictures, appliances (dishwashers, refrigerators, washing machines, ovens, microwave ovens, heating and cooling units etc.), stored items (clothes on floor, boxes on floor and against walls, beds against walls and the like), insulation, hollow blocks/columns/posts/poles or other architectural hollow structures. Furnishings found at this dwelling were not inspected and do not form part of this inspection.

14) Was the dwelling Furnished      The Dwelling was Fully Furnished.

### **3. SUBTERRANEAN TERMITES**

15) Were Active or Live Termites Visible      Of the Visible Areas Inspected, there were no visible signs of Termites or Termite Damage at the time of the Inspection.

#### **3.1 TERMITE NESTS**

18) Was a Termite Nest Found      No Termite Nests were found at the time of Inspection.

#### **3.2 SUBTERRANEAN TERMITE DAMAGE OR WORKINGS**

19) Any Workings or Damage Found      **Yes.** Termite Damage was found in the Perimeter Fencing Timbers.

##### **Please Note**

Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

#### **3.3 ANY EVIDENCE OF A PREVIOUS TERMITE TREATMENT**

20) Any Evidence of previous Treatments Found      **No.** There was no visible evidence of previous Termite Treatment located at the Property.

##### **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.

#### **3.4 DURABLE NOTICE**

21) Was a Treatment Notice Found      YES, A durable notice was found during the inspection.

**Please Note**

PBRS 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*" be carried out to reduce the risk of further attack.

**3.5 BORER****Borer Information**

*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.

**22) Was Visible Evidence of Borers Found** NO.

**Please Note**

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.

**4. TIMBER FUNGAL DECAY - ROT**

**25) Evidence of Wood Decay Fungi - Rot** Fungal Rot was evident in Fencing Timbers.

**26) Extent of Damage Caused by Rot** Extent of Rot Damage is considered to be Moderate to High.

**5. CONDUCIVE CONDITIONS TO TIMBER PESTS**

**27) Water Leaks** No visible pipe leaks were found at the time of Inspection.

**Please Note**

Water leaks, especially in or into the sub-floor or against the external walls e.g. leaking taps, water tanks 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.

If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs.

### **5.1 HOTWATER UNIT OVERFLOW**

**Please Note.**

Hot water services and 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.

Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water .

**28) Was the Overflow Sufficiently Drained** Yes

**29) Was the Water tank Overflow Connected to Storm** Yes

**30) Was the Air Conditioner Sufficiently Drained** Yes

### **5.2 MOISTURE READINGS**

**31) Was there any Excessive Moisture Readings** At the time of the inspection, our electronic moisture meter readings were NORMAL.

**Please Note**

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. 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.

### **5.3 SUB-FLOOR VENTILATION**

**32) Sub Floor Ventilation is Generally** Not Applicable due to Slab-On-Ground Construction.

### **5.4 SLAB EDGE EXPOSURE**

**33) Is the Slab Edge adequately Exposed** Slab Edge Exposure was 75mm or greater in all visible areas.

**5.5 WEEP HOLES AND SUB-FLOOR VENTS**

**34) Were the weep holes Clear of Debris**                      Not Applicable.

**35) Were the vents clear**                      Not Applicable.

**Please Note**

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.

**6. ANT CAPPING AND TERMITE SHIELDS**

**36) The Termite Shields Appear to be**                      Termite Shields such as Ant Capping appeared to be Adequate at the time of Inspection.

**Please Note**

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.

**7. AREAS FOUND CONDUCTIVE TO TERMITE INFESTATION**

**37) Conductive Areas Requiring Amendments**                      TIMBER FIRE WOOD AND OFF CUTS IN CONTACT WITH GROUND. This provides conducive and concealed entry conditions and concealed entry for termite infestation. The degree of risk is moderate to high. Remove and store above ground surface.

TIMBER FUNGAL DECAY LOCATED AROUND THE HOME PROVIDES conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

WATER TANK OVERFLOW is not connected to storm water. This provides conducive conditions for termite infestation. The degree of risk is moderate to high. Engage plumber to rectify.

OLD TREE STUMPS are located throughout the site. These need to be removed, as they are conducive conditions for a termite nest. The degree of risk is moderate to high.

There is MULCH AND GARDEN BEDS located close to the house throughout the site. These garden beds are regularly watered and provide conducive conditions for termites to nest. These garden beds should be removed or relocated further away from the house. The degree of risk is moderate to high.

## **8. ENVIRONMENTAL CONDITIONS**

### **38) Are Trees Close to Home**

TREES ARE IN CLOSE PROXIMITY TO THE DWELLING and within the termite foraging area. These are a favorable influence for termite infestation and I recommend you liaise with the neighbours to have regularly checked and if in your site, organise regular inspections for termite infestation.

### **Other Informational**

Refer to Important Maintenance Advice Regarding IPM below.

## **9. THERMAL IMAGING RESULTS**

### **39) Observation**

No Thermal anomalies were detected. An Infrared thermal imager was utilised during the inspection.

No thermal anomalies were detected during this inspection, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.

## **10. OVERALL ASSESSMENT OF PROPERTY**

### **Please Note**

Where or If there has been evidence of live termites or termite damage or termite workings (mudding) 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 must be reported as high to extremely high.

### **40) Degree of Risk of Termite Infestation is**

The overall Risk of Timber Pest Infestation to this Property appears to be Very High - See Section 3.2 of this Report and Notes Below:

The Overall Degree of Risk of Timber Pest Infestation is a subjective assessment by the Inspector at the Time of Inspection taking into account many factors which include but in no way limited to location and proximity to bushland and trees, the presence of evidence of Timber Pest damage or activity close to the Inspected structure, conducive conditions that raise the potential of Timber Pest attack such as timbers in contact with soil, inaccessible areas not able to be visually Inspected, slab on ground construction etc, or other factors that in the Inspector's opinion, raise the risk of future Timber Pest attack.

It Should be noted that even if a Risk Factor is High, this is not meant to deter a Purchaser from purchasing the Property, it is to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of Inspections should be headed by any Property Owner.

Often by reducing or eliminating some of the Conducive Conditions, the Risk Factor may be Lowered.

## **11. FUTURE INSPECTIONS**

### **Future Inspections**

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

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 - 2010 or AS 3660.2 - 2000

**41) Recommended Inspection Intervals**                      12 MONTHS when Risk of infestation of termites is moderate.

## **12. GENERAL REMARKS**

### **Please Read**

**A MORE THOROUGH INVASIVE INSPECTION IS AVAILABLE.** Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

### **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS**

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimize 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 endeavor to ensure such conditions **DO NOT** occur around your property.

It is strongly recommended that a full Inspection to AS 4349.3 - 2010 or AS 3660.2 - 2000 be carried out AT LEAST once every 12 months. Regular inspections **DO NOT** stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in



accord with AS 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."

**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).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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

### **13. REASONABLE ACCESS**

#### **Access to Inspect**

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 - 2010 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

**A MORE THOROUGH INVASIVE INSPECTION IS AVAILABLE.** Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

**IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS.** Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimize 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 endeavor to ensure such conditions **DO NOT** occur around your property.

It is strongly recommended that a full Inspection to AS 4349.3 - 2010 or AS 3660.2 - 2000 be carried out **AT LEAST** once every 12 months. Regular inspections **DO NOT** stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even AS

3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

**AREA ACCESS HOLE INTO ROOF SPACE** - 450 x 400mm access hole required

**CRAWL SPACE HEIGHT IN ACTUAL ROOF SPACE** - 600 x 600mm Crawl space required

**HEIGHT FROM FLOOR INTO ROOF SPACE** - Accessible from 2.1m step ladder or 3.6m ladder placed against a wall using safe work practices

**SUBFLOOR ACCESS HOLE** - 500 x 400mm access hole required

**TIMBER SUB FLOOR CLEARANCE REQUIRED** - 400mm to bearer, joist or other obstruction

**CONCRETE FLOOR** - 500mm Roof Exterior Accessible from a 3.6m ladder using safe work practices

**ROOF EXTERIOR** - Accessible with a 3.6 meter ladder using safe work practices

**A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED.**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we **WILL** perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We **WILL** physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We **WILL** gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a **VISUAL INSPECTION**. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.

## **14. MAINTENANCE ADVICE**

### **Please Read**

#### **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:**

#### **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 Services shows 1 in every 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take “as little as 3 months for a termite colony to severely damage almost all the timber in a home”.

#### **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 an area as much as one hectare, with individual galleries extending up to 50 meters to enter your home, where there is a smörgåsbord 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 impact can be significant, termites can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

### SUBTERRANEAN TERMITE ECOLOGY

These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

### BORERS OF SEASONED TIMBERS

**BORERS** are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupae stage. Within the pupae case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the under floor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

### ANOBIUM BORER (FURNITURE BEETLE) AND QUEENSLAND PINE BORER

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favored by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall paneling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

### LYCTUS BORER (POWDER POST BEETLE)

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally

associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

#### **TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated sub-floors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

### **15. CERTIFICATION AND CONTACT**

This Inspection of this property was in accordance with AS 4349-3 2010. Only areas that were accessible, unobstructed and fully visible were inspected.

#### **LIMITATIONS**

The Client acknowledges:

1. The Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covers the Readily Accessible Areas of the Building and Site. The inspection does 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, builder's debris, vegetation, pavements or earth.
3. 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.

In the absence of the written guarantee provided by this firm or Inspector, The liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the discretion of the Inspector or Inspection company providing this report.

**The Inspection and Report was carried out by: [Gavin Stonier](#)**

**Builders License: [QBCC 1275457](#)**

**Contact The Inspector on: [0412764233](#)**

**For and on Behalf of: [Professional Building Report Services](#)**

**Signature:**

(Only required if Hardcopy is provided to the Client)

**END OF REPORT**