

PRE-PURCHASE VISUAL TIMBER PEST REPORT

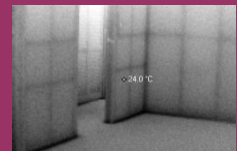
Report number:

Inspection date:

Property address:



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Definitions to help you better understand this report

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

The report shall identify areas within the scope of the inspection that were not inspected, and provide the reason for exclusion from inspection.

“Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

“Timber Pest Detection Consultant” 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” The main building (or main buildings in the case of a building complex) and all timber structures (such as, 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). This does not apply to acreage properties where inspection covers main building only.

“Timber Pests” 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.
- (a) *Wood Borers* - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (b) *Termites* - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” 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” 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.
- (e) Thermal imaging camera – an instrument used to detect heat and moisture under certain conditions.

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

The parties

Name of Client:

Address of Client:

Consultant's name:

Norman Thomson

Consultant's license number

24344

Telephone number:

1800 762 413

Company name:

Quality Building Reports

Company address and postcode:

PO Box 7336, GCMC 9726

Section A Results of inspection - summary

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.

In respect of significant items:

Evidence of active (live) termites was not found.

Evidence of termite activity (including workings) and/or damage was not found.

Evidence of a possible previous termite management program was not found.

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

Evidence of chemical delignification damage was not found.

Evidence of fungal decay activity and/or damage was found - see Item D7

Evidence of wood borer activity and/or damage was not found.

Evidence of conditions conducive to timber pest attack was not found.

Evidence of major safety hazards was not found.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack, the degree of risk from surrounding areas and environmental factors, and conditions conducive to timber pest attack, was considered

Moderate

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency. For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

Section B General

General description of the property

Building type:	Apartment,/Unit,/Flat,/Townhouse Duplex,/Villa.
Number of storeys:	Single Storey.
Main building – floor construction:	Concrete Slab.
Main building – wall construction:	Brick & Timber/Steel frame.
Main building – roof construction:	Metal roof sheets.
Occupancy status:	Occupied and furnished.
Orientation (to establish the way the property was viewed):	North Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the Main Building and Site.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not “considered practical” to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties

Was the property inspected a strata or company title (e.g. a home unit or townhouse)?

Yes.

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

Yes - see 'Note' below.

NOTE. If the inspection was limited to assessing the interior of a particular unit, the Client may have additional liability for Timber Pest Attack in the common property and should seek further advice from the body corporate.

Obstructions

The following may conceal timber pest attack:

BUILDING INTERIOR: fixed ceilings, wall linings, floor coverings, furniture, ornaments, fittings, packing boxes, stored articles in wardrobes, stored articles in cupboards, clothes

BUILDING EXTERIOR: brickwork, wall linings, landscaping, pavements, earth, vegetation, stored building materials

ROOF EXTERIOR: roofing, pipework, vegetation, leaves

ROOF SPACE: stored articles, pipework, duct work, sarking, thermal insulation

SUBFLOOR SPACE: stored articles, pipework, duct work, building materials, builder's debris, formwork, vapor barrier

THE SITE: stored articles, building materials, builder's debris, vegetation, vegetation covering fences, thick foliage

Note – Furniture, floor coverings, ornamental and stored items were not moved, inspections are therefore limited, and reinspection is recommended when house is vacated or items removed.

Note: Woodchips/mulch in garden beds were not moved for inspection. Fences, retaining walls, garden beds may conceal undetectable termite activity/damage due to construction, location or accessibility.

Inaccessible areas

All normally accessible areas permitted entry.

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, the degree of risk from surrounding areas and environmental factors, and conditions conducive to timber pest attack, was considered

Moderate

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 the person who carried out this report.

Section D Significant items

The following items were reported on in accordance with the Scope of Inspection.

Timber pest attack

Evidence of timber pest activity and/or timber pest damage:

D1 Active (live) termites – include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found

No evidence was found to accessible areas.

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

D2 Subterranean termite management proposal

Although a subterranean termite management proposal is recommended, this Consultant is not engaged to provide a proposal. Accordingly, the Client should contact the consultant or other licensed pest control operators in respect to obtaining a 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 recommended. I.e; Installation of termite baits or chemical termite protection and regular inspections.

D3 Termite workings and/or damage

No evidence was found to accessible areas.

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

D4 Previous termite management program

No signs of a termite treatment were found or evidence of a possible previous termite treatment.

No durable notice was found during the inspection.

We would recommend consulting with body corporate regarding their termite management program they have in place and any treatments they have had carried out.

Due to the age of the property and no durable notice was found during the inspection, it is further recommended that a treatment in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property be carried out. Consult our firm for termite management advice & costs.

Importantly, where evidence of a possible termite management program was noted, the Client should obtain and keep on file all relevant documents pertaining to the extent of the program, and any service warranties and advice in regard to the building owner's obligation to maintain the management program. For further advice consult the person who carried out this inspection.

D5 Frequency of future inspections

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

Important Note. Australian Standard AS 3660 recognizes 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 minimized.

D6 Chemical delignification

No evidence was found to accessible areas.

D7 Fungal decay

The following evidence was found to accessible areas: Wood decay (also known as dry rot) damage was sighted...to the carport roof timbers bolted to the blockwork & also to the timber deck. (See photo 2). Wood decay is conducive to termite activity; therefore we would recommend replacing the damaged timbers at the earliest convenience.

D8 Wood borers

No evidence was found to accessible areas.

No evidence of wood borer attack was observed or revealed under test conditions. However, as a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

Regular inspections are recommended at intervals not exceeding 12 months.

Conditions conducive to timber pest attack

Evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests:

D9 Lack of adequate subfloor ventilation

Not applicable due to construction design.

D10 The presence of excessive moisture

No evidence was found.

No evidence of the presence of excessive moisture was observed or revealed under test conditions. However, 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.

Where excessive moisture exists, timbers close thereby hold enough moisture to attract or support termite colony development, fungal growth and wood-decay. A further detailed investigation (by a competent person e.g. a licensed plumbing contractor) is recommended to determine the method and

extent of any remedial work required, and associated costs. The above recommendation should be implemented without delay.

D11 Bridging or breaching of termite barriers and inspection zones

Not applicable.

To help protect against undetected termite entry to the building, a continuous inspection zone of at least 75 mm should be provided and maintained below the weep holes in external brick walls. The inspection zone forces termites into the open where they can be detected more readily during regular inspections. The above recommendation should be implemented as soon as possible. For further advice consult the person who carried out this inspection.

D12 Untreated or non-durable timber used in a hazardous environment

No evidence was found. Deck timbers on ground are susceptible to termite activity. Further investigate as to which durability the timbers used for the construction of the deck are classified as. The Building Code Of Australia asks for evidence to support the use of the material that meets a performance or a deemed to satisfy provision.

D13 Other conditions conducive to timber pest attack

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

D14 Major safety hazards

Section E Conclusion

The following Timber Pest remediation actions are recommended:

1. Where Active Timber Pest Attack is found then prompt treatment is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures
3. Conditions Conducive to Timber Pest Attack.
4. The next inspection is recommended

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section F 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 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, rectify or monitor any evidence of conditions conducive to timber pest attack.

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

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 monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean 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 Inspection.

Recommendations for Installation of Termite Monitoring Stations

The Australian Standard *AS 3660.2 – Termite management* advises that termites pose a significant economic risk to buildings and structures throughout mainland Australia. Consequently regular monitoring of your property for termite activity is essential. In any given area it is normal for new termite colonies to be establishing or existing colonies to be seeking new food sources. They will eventually invade your property. For this reason we strongly recommend that you install termite monitoring stations around your property as an early warning system if you wish to care for your property.

A Baiting System is designed to provide you with Peace of Mind by intercepting foraging termites and concentrating their feeding in the Bait Stations. The Bait Stations containing non-toxic timber interceptors are embedded in the soil around the perimeter of your building. These are inspected on a regular basis until termites are intercepted. The stations can then be treated with compounds to eliminate the termite colony. For further information regarding installation of baiting systems please contact your pest inspector.

Section G Additional comments

Section H 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 this Report.

Inspectors Signature: *Norman Thomson*

Mobile: 0418 762 413

Date of Issue:

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Pre-Purchase Standard Timber Pest Report”.

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests as deemed necessary.

Note: The purchaser should undertake of their own accord to enquire of the vendor if any existing or pre-existing termite damage is known at the time of inspection.

ACCEPTANCE CRITERIA Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this 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.

EXCLUSIONS

The Client acknowledges that:

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.

Special conditions or instructions

There are no special conditions or instructions.

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 recognizes to better assess timber pest activity and damage requires the consultant to carry out whenever necessary appropriate tests with instruments. It is

also recommended to better assess timber pest activity and damage, intrusive tests may be required, which will require several hours of inspections and an additional service and cost.

2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report. An inspection of areas with tiled surfaces will not detect termites in the wall frames behind, or in the timber bottom wall plates of stud wall frames. Termites may be active in these areas and may not be found until a later date when damage occurs, therefore intrusive inspections are always recommended.
3. The inspection only covered the Readily Accessible Areas of the Main 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, wall and floor tiles, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth. Roof spaces containing fibreglass insulation were not inspected due to hazardous nature of product. Outbuildings were not inspected unless noted in "Special Conditions or Instructions".
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. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack, and that this report does not carry any warranty or guarantee against future infestation by termites.
7. 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.
8. Thermal imaging is only used as an aid and is not part of the Australian Standard for inspection to buildings, thermal imaging may locate termite nests in wall cavities if temperature conditions are favorable.
9. 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.
10. 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.

Photos

SAMPLE