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Timber Pest Inspection Report

AS4349.3-2014

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Report Details

Report Date	17 May 2024
Structure At	92 Wolger St, Como NSW 2226, Australia
Document Prepared By	Anthony Lee
Licence Number	5073847 pest management technician

Client Details

Contact	Joe Mcginty
Address	92 Wolger St, Como NSW 2226, Australia
Contact Phone	61 424207293

Weather Details

Overcast

Temperature (Low / High)	13.4°C / 21.9°C
Humidity	74%
Wind Speed	4.89km/h
Wind Direction	W

Summary

This summary:

- is supplied to allow a quick and superficial overview of the inspection results.
- is NOT the Report and cannot be relied on its own.
- must be read in conjunction with the full report and not in isolation from the report

If there should be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Are there any Area(s) and/or Section(s) to which Access could not be gained?:	Yes
Were any major safety hazards identified?:	No
Were active termites (live insects) found at the time of inspection?:	Not found
A termite nest was found:	Not found
At the time of the inspection was there visible evidence of	Not found

subterranean termite workings and/or damage located?:	
Was there evidence of a previous timber pest management program?	Not found
Was visible evidence of borers found?:	Not found
Was visible evidence of wood decay fungi (rot) found?:	Not found
Was evidence of damage caused by wood decay(rot) fungi found?:	Not found
What further inspections are recommended?	Regular maintenance inspection
Other areas conducive to termite infestation:	• Timber in the subfloor (Remove) • Timber structures in contact with the soil and are attached to the building/s (Either Remove or fit termite proof stirrups between soil and the timber)
What is the risk of concealed or undetected timber pest activity?	Moderate
In our opinion, the susceptibility of this property to timber pests is considered to be:	Moderate
It is STRONGLY recommended that a Subterranean Termite Management Program is undertaken for the following reasons:	-
It is strongly recommended that a full inspection and report be carried out every:	12 months

1 Introduction and requirements

PURPOSE OF INSPECTION

This report is a Timber Pest Inspection Report which can be used in all states but not the ACT, and is used to identify the condition of properties with regard to timber pests. The inspection shall comprise non-invasive inspection of the property for timber pest activity. The inspection includes:

- Identifying the presence or absence of visual evidence of timber pests,
- Identify whether visual timber damage is due to termites or other timber pests,
- Identification of conditions that would be likely to increase the risk of termite or other timber pest attack,
- Note areas where visual evidence of timber pest activity is found and the gerneral serverity of the damage,
- Identify areas that were not able to be inspected because of restricted or limited access,
- Determining the most suitable actions to take, including pest management programs,
- Assess possible and likely limitations of recommended timber pest management,
- Identifying risks factors that may influence timber pest management outcomes,

- Recommend further trade involvement (eg: building inspectors, carpenters to do building remediation, etc) before and after treatments,
- Recommend the need for and frequency of future inspections and
- Provide clear instruction on the ongoing timber pest maintenance.

The technician will be following the industry code of practice process of:
1. Addressing current Timber Pest activity (Inspection and recommendations, Proposal for timber pest management)
2. Manage ongoing risks of pest infestation and associated damage, with recommendations for risk reduction and ongoing timber pest management systems.
3. Provide recommendations for follow-up inspections to monitor property as part of ongoing timber pest management options.

The Australian Standard AS 4349 series outlines methods for the detection, treatment and minimisation of timber pests in and around buildings. This inspection is conducted as per AS 4349.3-2014

CUSTOMER CONSIDERATIONS
It is very important that you DO NOT disturb any termite workings, leads, galleries, etc before commencement of the treatment program.
Source AS 4349.3-2014

Where inspection is required beyond the scope of the inspections described above, for example in accordance with the Client's requirements, to confirm the presence of an infestation or to determine the extent of an infestation or treatment required, invasive inspection and/or the use of specialized equipment or techniques normally will be necessary. In this case the agreement shall include the proposed scope of inspection, including the extent of interference with the building fabric and details of equipment or techniques to be used.
Source AS 4349.3-2014

2 Building and other Structure descriptions

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Structure type:	**Building height:**	**Building Construction:**
Domestic	Single Storey	Plastic/Vinyl
Piers:	**Floor:**	**Roof:**
Brick	Timber	Tile

Fences:	Colourbond type
Comments:	-

3 Description of the areas inspected

Roof void

Insulated

Sub floor

Insulated

Landscaping timbers

Tree stumps

Select areas inspected:

- Interior
- Roof Void
- Subfloor
- Wall exterior
- Carport
- Stumps
- Landscaping timbers

Only areas where reasonable access are available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less then the following:

- ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6 M ladder, and, there is at least 600mm x 600mm of space to crawl.
- ROOF EXTERIOR - must be accessible by a 3.6 M ladder place safely on the ground.
- SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest

part of any concrete floor.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas. Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.
To determine the structural fitness of timber requires the services of a builder, architect or other specialist to inspect exposed timbers.
Source AS 3660.2-2017

Only structures, fences, trees etc within 50m of the building but within the boundary of the property were inspected. When a building or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

Limitations

The report shall not contain any assessment or opinion in relation to—

- (a) any area or item that could not be inspected by the inspector, such as timber framing concealed by wall or ceiling linings, insulation, floor coverings, air conditioning ducts or other fittings or fixtures;
- (b) any thing that cannot be seen. This is a visual inspection in accordance with AS4349.3-2010. The inspector cannot move things or carry out intrusive tests. This is a non-invasive inspection.
- (c) an aspect of the inspection that is not within the inspector's expertise
- (d) an aspect of the inspection that is solely regulated by statute.

The report may be conditional upon or conditional in relation to—

- (a) prevailing weather conditions, which affects the potential for the detection of timber pests
- (b) the accuracy of information provided by the client or representative of the client
- (c) the specific expertise of the inspector as specified in the report
- (d) deliberate concealment of pest activity or resultant damage
- (e) any other factor limiting the preparation of the report

Source AS 4349.3-2014

An invasive inspection will result in damage to the affected wall linings, cladding, timbers etc. and permission from the owner or an authorised representative of the owner to undertake invasive and/or destructive investigation shall be entered into prior to any invasive actions.
Source AS 3660.2-2017

4 Areas not inspected

Are there any Area(s) and/or Section(s) to which Access could not be gained?:	Yes
Areas not inspected:	• Other: Skillion roof

The inspection does not include timber within the building that is not part of the building or that is obscured from visual appraisal. Examples of timber elements not to be inspected include the following:

- (i) Furniture
- (ii) Furnishings.

- (iii) Stored items.
- (iv) Concealed timbers, including areas and items where inspection is limited or prevented by restricting factors e.g. furniture, furnishings and stored items such as clothing. *Source AS 4349.3-2014*

5 High risk areas

Was insulation present in the Roof void?:	Yes
Impact:	-

-

Comments: -

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection?	Yes

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 termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

-

Comments: -

High Risk Area(s) to where Access should be gained, since they may show evidence of termites or damage:

Select areas that were accessed:

-

-

What High Risk areas were not accessed and reasons:	-
Were any major safety hazards identified?:	No

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

6 Termite Inspection Results

Were active termites (live insects) found at the time of inspection?:	Not found
A termite nest was found:	Not found
At the time of the inspection was there visible evidence of	Not found

subterranean termite workings and/or damage located?:	

Be aware that a termite attack has often no evidence that an attack has commenced. After an attack it may take some time before evidence becomes apparent. If evidence becomes apparent after the inspection please contact your Pest Control company immediately. Due to the nature of the construction, termite damage or activity could be present that could not be detected on this inspection.

IMPORTANT: If visual evidence of termite workings are found but no live termites, then there may still be active termites in concealed areas or they may be active in the nearby locations. Therefore they may come back to create more damage. In most cases it will be difficult to ascertain if the infestation is active or inactive without further investigations or additional inspections over time. Hence continued regular inspections are essential. Unless written evidence of an appropriate termite management program is provided, a treatment must always be considered to reduce the risk of further attack.

Evidence of a possible previous treatment was found:	Not found
Was there evidence of a previous timber pest management program?	Not found

No guarantees can be given for work undertaken previously by other firms.

A durable notice advising the owner and others that a chemical termite management system has been installed shall be permanently fixed to the building in a prominent location advising that the system shall be inspected and maintained. The durable notice shall include the following:

- (a) Termite management system used.
- (b) Date of installation of the system.
- (c) Where a chemical is used, its life expectancy as listed on the appropriate authority's registered label.
- (d) Installer's or manufacturer's recommendations for the scope and frequency of future inspections of termite activity.
- (e) Where the reapplication of chemical is expected, such as future application to ground by spray, injection or reticulation system.
- (f) Recommendation for the product to be used for the re-application.
- (g) The volume of diluted product required and means of application at each location, including the volume and pressure of delivery for any reticulation access point. *Source AS 3660.2-2017*

Was visible evidence of borers found?:	Not found
Was visible evidence of wood decay fungi (rot) found?:	Not found
Was evidence of damage caused by wood decay(rot) fungi found?:	Not found

7 Conditions that are favourable for Timber Pest Infestation

Water leaks

Leaking showers units, leaks from outdoor taps, rainwater tanks, or leaks from other 'wet areas' also increase the likelihood of termite attack.

Whilst not a plumber, it appears that water leaks are:	Not present
Whilst not a plumber, it appears that drainage work for hot water systems/air conditioners is:	Not required

Water Tanks:

Water tanks which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Whilst not a plumber, it appears that drainage work for water tanks is:	Not required

High Moisture Readings:

High moisture readings increase the likelihood of termite attack and borer activity and wood decay. High moisture can also be an indicator of live termites.

To prevent decay starting in a susceptible timber, it is important to keep the moisture content (MC) below a certain critical value. The human senses are not suited to discriminating differences in moisture levels in materials; hence suitable instrumentation for determining the critical levels is essential. The MC above which unprotected timber is considered to be decay susceptible is a conservative value of 18% to 20% MC.
Source AS 4349.3-2014

Moisture was tested using a:	Other
Whilst not a plumber, it appears that high moisture readings are:	Not present

Drainage:

Where drainage is considered inadequate are reported then a plumber, builder or other building expert should be consulted.

Whilst not a plumber, it appears that drainage is:	Adequate

Ventilation:

Ventilation, particularly to the subfloor region is important in minimising the opportunity for termites to establish themselves within a property.

Whilst not a builder the ventilation appears to be generally:	Adequate

Mould:

Mould is conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and repair the damage.

Structural fitness:

To determine the structural fitness of timber requires the services of a builder, architect or other specialist to inspect exposed timbers.

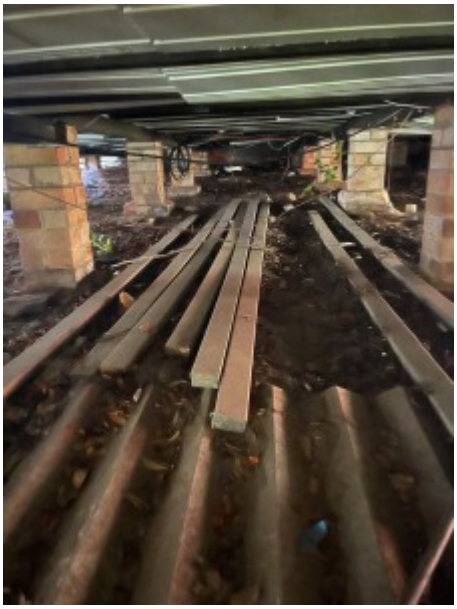
What further inspections are recommended?	Regular maintenance inspection

Other areas conducive to termite infestation:

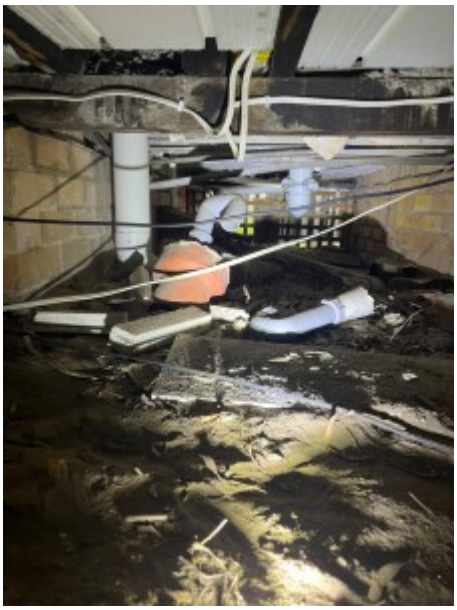
- Timber in the subfloor (Remove)
- Timber structures in contact with the soil and are attached to the building/s (Either Remove or fit termite proof stirrups between soil and the timber)

Veranda subfloor

Timber in contact with soil



Timber in subfloor



Debris in subfloor

Comments: -

8 Conditions Conducive to Undetected Termite Entry

Termite Inspection Zone:

The inspection zone is a band at least 75mm high or wide, constructed or applied around a building perimeter or subfloor member over which termites must travel to reach susceptible timbers and building interiors. Termites which bridge inspection zones should leave readily visible traces, such as mudding. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. Where external concrete slab edges are not exposed there is a high risk of concealed termite entry.

Slabs designed and built in compliance with AS2870 and/or AS3600 are generally regarded as termite resistant. However, all cut outs, joints and service penetrations require protection to ensure termites cannot gain unobserved entry. Designing to reduce these points, particularly long joints, can reduce the risk of termite attack. Infill slabs (where concrete is poured inside a brick or block perimeter rather than having bricks or blocks built on top of the slab) present significant risk areas for undetected termite entry into a structure. Additional consideration in selecting an appropriate method and product(s) that will provide an effective and durable solution is essential.

In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry.

Where the slab edge is not used as the inspection zone, a termite Management System is generally installed to create a 75mm inspection zone around the perimeter foundation wall.

Termite Shields should be in good order and condition so termite workings are exposed and visible to avoid termites gaining undetected entry. Shielding joins should be soldered and if not then a builder should be engaged to repair the shielding. If not then a alternative termite management system may need to be installed to replace the use of the shielding. Damaged, missing or poor shields increase the risk of termite infestation. Termite shields provide an inspection zone that requires termites to build their tunnels over and provides easier detection of termite activity during regular inspections.

Limitations: Faults in the termite management system below the ground or in the wall cavity cannot be commented on.

Does the slab edge inspection zone fully comply?:	Not applicable
Whilst not a builder, it appears that the termite shields are:	Adequate

Weep Holes

Weep Holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of brickwork. They should be clean and free flowing. Covering the weep holes in part of or in full may allow undetected termite entry.

Were the weep holes clear allowing free flow of air?:	Not applicable
What is the risk of concealed or undetected timber pest activity?	Moderate
Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:	-
In our opinion, the susceptibility of this property to timber pests is considered to be:	Moderate
It is STRONGLY recommended that a Subterranean Termite Management Program is undertaken for the following reasons:	-

It is strongly recommended that a full inspection and report be carried out every: 12 months

Regular Inspections:

Regular inspections DO NOT stop termite attack but are designed to limit the amount of damage that may occur by detecting problems early. AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections.

9 Sketch Map

Photo of the sketch map

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Note the areas on the sketch about the areas of damage and activity. This will be attached to the treatment proposal if a new property or additional to last year's proposal

10 Additional Disclaimers

The building owner is responsible for organising pest inspections and checking that they are performed.

No property is safe from timber pests and pest attack can occur at any time. There are **no guarantees** that a property is free of timber pests or fully protected from pest attack. It is **strongly recommended** that frequent inspections be organised to minimise the risk of timber pest damage to property. **No Liability** shall be accepted on any failure of the inspection report to notify of any timber pest activity.

No warranty is given or responsibility accepted for any timber pest damage resulting from timber pest activity either past, current or future.

No warranty is given or implied as a result of this inspection.

As detailed above, there are many limitations to this visual only inspection. 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
- 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 cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

All photos are indicative rather than definitive of the items under examination.

Disclaimer of Liability to third parties

Only the builder/owner named on this certificate will be eligible for claiming compensation for losses arising in contract or tort. Third parties relying on this report in whole or part, do so at their own risk.

11 Signature

Technician signature:

Maintenance Recommended:

Maintenance advice

To protect their building from termites and other timber pests, building owners and managers should:

- Ensure their buildings are inspected at least annually, and preferably 3 or 6 monthly, by suitably qualified and licensed pest inspectors (more frequent inspections may be required in high risk areas).
- Take care not to compromise (by bridging or breaching) existing or recently installed termite management systems.
- Fix water leaks in and around buildings, paying special attention to drainage points for air conditioning and hot water systems, ensuring such drainages are piped/diverted well away from any built structures.
- Remove loose cellulose material, especially timber lying on the ground.
- Ensure there is adequate ventilation available to all sub-floor areas and that ventilation vents are kept clear.
- Ensure gardens, paths, pavers etc, are kept well below the height of finished internal flooring.
- Generally, follow recommendations from professional Pest Managers.

Complaints Procedure:

The pest management industry has a strong focus on consumer complaint handling and dispute resolution. Good communication between Pest Managers and their clients is essential in avoiding conflict. Conflicts most often occur when clients' expectations are not met. A complaint is defined as any breach of the Industry Code of Practice (available here https://www.aepma.com.au/Codes-of-Practice) which a consumer and Pest Manager are in disagreement, regarding the quality of the work performed, or not performed.

1. In the first instance, when a dispute occurs, Pest Managers should meet with their client to discuss client concerns and/or issues and try and reach a mutually acceptable outcome.
2. If the parties cannot finalise the dispute within 30 days, then the complaint can be referred to an investigator/ mediator including:
a. the Code Compliance Manager (AEPMA) via the AEPMA website (www.aepma.com.au).
b. An independent mediator (Institute of Arbitrators and Mediators Australia) for resolution and determining the allocation of costs to each party.
3. The Investigator/Mediator will investigate the complaint and inform parties of the outcome in writing.