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Visual Timber Pest Inspection

Report in accordance with AS 4349.3 and AS 3660.2

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Visual Timber Pest Inspection

Report in Accordance with AS 4349.3 and AS 3660.2

CUSTOMER NAME:

Mr. and Mrs. ERIC & JEN RANDALL

PROPERTY INSPECTED:

60, Woronora, CRESCENT, , COMO WEST, NSW, 2226

Tel: 0407 240 234

Email: jran2109@bigpond.net.au

Customer account number: 55000357

DATE OF INSPECTION: 28/02/2023

INSPECTION PERFORMED BY:

We wish to advise that this inspection and report was conducted using the following method;

Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report. Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style.

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1. IMPORTANT INFORMATION

Any person who relies upon the content of this report does so acknowledge 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 accordance with the requirements of AS 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections and AS 3660.2 Termite Management Part 2 - In and around existing buildings and structures.

Visual inspection was limited to those areas and sections of the property to which reasonable access (see definition of Reasonable Access) was both available and permitted on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation / sisalation™, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. In a 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 removed.

2. SCOPE OF REPORT

This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of seasoned timber and wood decay fungi (hereafter referred to as "timber pests") present on the date of the inspection. It is based solely upon visual inspection of those areas and sections of the property fully accessible to the inspector on the date of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Drywood termites (Family: KALOTERMITIDAE) 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.

3. DEFINITION OF REASONABLE ACCESS

Areas where the inspector can safely gain easy access without injury to self or property. These areas are up to 3.6m above ground or floor levels and accessible from a 3.6m ladder. In Roof Spaces minimum accessible area is not less than 600mm high x 600mm wide and in Subfloor Areas 400mm high x 600mm wide providing entry to the space is permitted. Areas within the Roof Space and Subfloor Areas termed readily accessible also include Subfloor; where minimum clearance is not less than 150mm high provided that the area is within 2m of a conforming clearance area and Roof Space; where eave sections of the accessible roof space are in line of sight for the inspector and within arms length of a conforming clearance area.

4. LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property, or any adjoining properties, 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, or any adjoining properties. Nor is it a guarantee that future infestation of timber pests will not occur or be found. No inspection of any furnishings or household items was made. In an occupied property it must be understood that furnishings or household items may be concealing Timber Pest activity and/or damage which may only be revealed when the items are removed.

5. DETERMINING EXTENT OF DAMAGE

This Report does not and cannot state the extent of any damage. If any Timber Pest activity or damage is noted in this Report, it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade be asked to determine the full extent of the damage to the structure and the extent of the repairs required.

6. POSSIBLE HIDDEN DAMAGE OR ACTIVITY

If Timber Pest activity and/or damage is found, either within the Structures OR the grounds of the property, then damage may exist in concealed areas, eg wall timbers etc. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings and/or cladding are removed to reveal previously concealed timbers. If activity is not found at the time of the inspection, this is not a guarantee that active termites are not present.

7. ATTENTION

This Inspection Firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection, unless provided by way of a separate contract.

2. BUILDING DESCRIPTION

BUILDING TYPE:

☒ Split Level Residential Home

WHICH DIRECTION DOES THE BUILDING FACE:

☒ North West

BUILDING CONSTRUCTION:

☒ Others He also (foam)

ROOF TYPE: Pitch roof, Metal

SUBFLOOR TYPE: Brick Foundations With Brick Piers, Timber Bearers And Joists

FLOORING STRUCTURE: Combination Of Concrete Slab And Timber On Joists

As a building, or part of a building that is constructed on a concrete slab it is always susceptible to concealed termite entry.

OCCUPANCY STATUS: Occupied at time of inspection

In occupied or furnished properties, stored goods may conceal evidence of Timber Pest activity. This evidence may only be revealed when the property is vacated and a further inspection of those areas is recommended at that time.

Weather Conditions on Day of Inspection

Overcast

COMPANY TITLE / STRATA: Is this a Body Corp / Strata title property? ☐ Yes ☒ No

NOTE: Where the property is subject to a Body Corporate or Company Title, access restrictions generally apply to common areas such as roof voids and sub floors. The client can be subject to liability of common areas where inspection is not possible.

3. INTERIOR INSPECTION

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" Location was:

Extent of damage is considered:

WAS EVIDENCE OF MOISTURE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" Location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extend of damage is considered:

Possible species:

This is a controlled document and can only be relied upon by the person named as the client

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WAS EVIDENCE OF NEW TIMBER FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Floor Coverings Present Timber, Tile

Interior area(s) to which reasonable access was restricted or not available and the reason(s) why include:

Large Items Of Furniture

Was Specialist Equipment Required: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" Location was:

Equipment used:

Observations were:

Recommendations: See General Overview / Recommendations Section

Areas not inspected: No inspection was made and no report is submitted of inaccessible areas. These include, but may not be limited to locked rooms, locked cupboards, stored goods preventing access, areas behind large furniture items, appliances or any other obstructions that prevent visual inspection.

4. ROOF VOID INSPECTION

ACCESS LOCATION: Internal

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" description:

Areas not inspected: No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to locked rooms, locked cupboards, stored goods preventing access, areas behind large furniture items, appliances or any other obstructions that prevent visual inspection.

Roof Void area(s) to which reasonable access was restricted or not available and the reason(s) why include:

ACCESS RESTRICTION: None

Inspection Limitations: Insulation, A/C Ducting Present, Low Eave Sections, Low Pitched Roof Space

Recommendations: Have Adequate Access Point Provided To Roof Void
Access Less Than 600mm

5. SUBFLOOR INSPECTION

ACCESS LOCATION: Internal

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF MOISTURE FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Subfloor area(s) to which reasonable access was restricted or not available and the reason(s) why include:

ACCESS RESTRICTION:

Inspection Limitations: Areas Of Subfloor Too Low (<400mm) To Access,,Stored Goods Prevent Visual Inspection

Recommendations: See General Overview / Recommendations Section

SUBFLOOR CONDUCTIVE CONDITIONS

(a) TIMBER FORMWORK

Was timber formwork observed in the subfloor? ☐ No timber formwork ☐ N/A - Concrete Slab ☒ Timber formwork still in place
Others

(b) TIMBER DEBRIS ON SOIL

An inspection of the accessible subfloor for timber formwork found

☐ N/A - Concrete Slab ☒ No timber debris in the subfloor ☐ Timber debris in the subfloor

If present the location was:

Others

Recommendations Remove All The Formwork

(c) FUNGAL DECAY - Timbers not part of the structure

An inspection of the accessible subfloor for fungal decay found

Not Present In The Timbers On The Soil

Recommendations:

NOTE: Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to termite and borer infestation. To prevent this from occurring the moisture can be prevented by the installation of ventilators that comply with the Australian Standard. The minimum requirement is considered to be one ventilator 8400 mm² net ventilation area per linear metre on both external and internal walls. To monitor this situation an annual inspection and report of the subfloor area for moisture is recommended.

(d) Termite Shields (Ant Caps) or other physical termite barriers

Termite Shields (ant caps) are designed to aid visual inspection by forcing termites over or around the shields, thus exposing them. An inspection of the accessible subfloor areas found the termite shields were.

Inadequate

Recommendations: Six Monthly Inspections, Rectify To Make Serviceable

NOTE: If consider inadequate a builder or other building expert should be consulted. NB physical barrier systems are not visible and no comment is made of such systems. Termite shields (Ant caps) should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry into the home. Missing, damaged or poor shields/barriers increase the risk of infestation.

(e) Ventilation Condition Report

An inspection of the accessible subfloor found the ventilation was

Inadequate

Recommendations: Improve The Subfloor Ventilation By Installing More Vents

Subfloor ventilation is a critical component of any good Timber Pest Management Programme, as this one condition can lead to attack from all three Timber Pests (termites, fungal decays and borers). Poor subfloor ventilation is also known to be one of the causes of allergies and asthma. The damp and stale air trapped in the subfloor contains mould spores which grow on the timber and subfloor walls of homes.

Improving the subfloor ventilation under your home will also improve the quality of living by eradicating damp in the home. This creates a healthier environment and reduces the risk of timber pest infestation and damage.

6. BUILDING EXTERNAL AREAS INSPECTION

An inspection of all accessible exterior surroundings including trees, fences, landscaping and outbuildings was carried out. The following are the reports on the individual areas and any conducive conditions which if left could attract termites.

External area(s) to which reasonable access was restricted or not available and the reason(s) why include:

Access Restriction Vegetation Restricts Visual Access

6(a) WINDOWS, DOOR FRAMES AND OTHER EXTERNAL TIMBERS - FOR THE MAIN BUILDING

An inspection of all accessible external windows and doorframes and other timbers was carried out;

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF TERMITE DAMAGE FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF BORERS FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Recommendations: See General Overview / Recommendations Section

6(b) GUTTERS AND DOWNPIPES – FOR THE MAIN BUILDING

An inspection of the accessible gutters and down pipes found the gutters

Downpipes Not Connected To Drains, Gutters Appear Blocked With Debris

Recommendations: Have A Plumber Connect The Downpipes, Clean Out Gutters Under Trees Regularly

NOTE: Gutters and downpipes in poor condition can cause water to seep under the home creating conditions conducive to termites and fungal decay, extreme cases can caused the foundation walls and support piers to be undermined by the flowing water.

6(c) SLAB EDGE EXPOSURE / SOIL LEVELS – FOR THE MAIN BUILDING

An inspection of the main building slab edge found

The Slab Edge Is Not Exposed The Minimum 75mm

Recommendations: Lower The Soil Levels, Lower The Pathways

NOTE: Where external concrete slab edges are not exposed the risk of concealed termite entry is high. Slab edges are often concealed by concrete paths, patios, paver's, garden beds, etc. Where this is the case you should arrange to have the soil levels lowered so that the slab edge is exposed for inspection to ascertain whether concealed termite entry has occurred. If this is not possible then the risk level remains the same and the property must be inspected every 6 months and a Termite Monitoring System is strongly recommended.

WAS EVIDENCE THAT THE FINISHED GROUND OR PAVING LEVEL WAS ABOVE THE INTERNAL FLOOR LEVEL, DAMP PROOFCOURSE, PHYSICAL BARRIER OR VENTS:

☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

What was covered:

Soil level height can allow the termites to enter the home without being detected and have the potential to cause damage before being detected. Where this is the case you should arrange to have the soil levels lowered so that the slab edge is exposed for inspection to ascertain whether concealed termite entry has occurred. If this is not possible then the risk level remains the same and the property must be inspected every 6 months and a Termite Monitoring System is strongly recommended.

Recommendations None

6(d) PATIOS / DECKS AND OTHER TIMBER STRUCTURES

An inspection of the accessible timber decking and other timber garden structures was carried out

☒ Yes ☐ No ☐ Not Applicable

WAS EVIDENCE OF TERMITES FOUND:

☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

If "Yes" was a timber damage noted ?

Extend of damage is considered :

WAS TERMITE DAMAGE FOUND:

☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extend of damage appears to be:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND:

☒ Yes ☐ No ☐ Not Applicable

If "Yes" location was

Underneath decking

Extent of damage is considered

Minimal

Possible source:

Weathering

WAS EVIDENCE OF MOISTURE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "yes" location was:

Recommendations: See General Overview / Recommendations Section

NOTE: Any timber landscaping materials that are close or against the edge of the home create possible entry points which will be difficult to detect. Therefore it is important that all cellulose material is kept well back from the edge of the home and is monitored as part of an effective Termite Management Programme.

6(e) HOT WATER SERVICE / AIR CONDITIONING OVERFLOW

An inspection of the hot water service found the overflow Inadequate

An inspection of the air conditioning unit found the overflow Inadequate

Recommendations: Fix The Air Conditioning Overflow, Fix The Water Service Overflow

NOTE: The overflow pipes are a source of moisture. In 80% of all homes we inspect the pipes are directed straight to the ground which will allow moisture to build-up. It is very simple to redirect or extend the pipe away from the home into a drain and we strongly recommend this action if it is applicable to your property

6(f) DRAINAGE

An inspection of all the external areas and subfloor areas found

Adequate

Recommendations: None

NOTE: Good drainage is also important in the Management of Termites as poor or ineffective drainage may lead to excess moisture being allowed to seep into the subfloor or into walls from soil that is too high against the edge of the home. Poor drainage especially in the subfloor increases the likelihood of timber pest attack.

6(g) OUTBUILDINGS

Are there outbuildings ☒ Yes ☐ No ☐ Not Applicable Garage

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location of damage:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

Was Specialist equipment required: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Equipment used:

Observations:

WAS EVIDENCE OF FUNGAL DECAY FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of decay is considered:

WAS EVIDENCE OF MOISTURE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Recommendations: See General Overview / Recommendations Section

NOTE: Areas not inspected: No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to concealed frame timbers or any areas concealed by wall linings/sidings, floor coverings, furniture, pictures, appliances, stored items, or any other obstructions to visual inspection.

6(h) LANDSCAPING MATERIALS (TIMBER RETAINING WALLS ETC..) / STORED TIMBERS

Are there any termite susceptible landscaping materials or stored timbers present?

☒ Yes ☐ No ☐ Not Applicable

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage

WAS EVIDENCE OF FUNGAL DECAY FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

if "Yes" location was:

Recommendations: See General Overview / Recommendations Section

NOTE: Any untreated timber landscaping materials / stored timbers increase the risk of attack to the property. If any timbers are close to or in contact with the edge of the home, they also create possible entry points which will be difficult to detect. Therefore it is recommended all untreated timbers and any landscaping timbers within close proximity to the home be removed from the property as part of an effective Termite Management Programme

6(i) FENCES

The construction of the fences are:

Timber and Colourbond

The overall condition of the fences is considered: ☒ Reasonable

WAS EVIDENCE OF LIVE TERMITES FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible species:

WAS TERMITE DAMAGE NOTED: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF FUNGAL DECAY FOUND: ☒ Yes ☐ No ☐ Not Applicable

If "Yes" location was:

Along rhs of building

Extent of damage is considered:

WAS EVIDENCE OF BORERS FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Possible Species:

Species of borer

WAS EVIDENCE OF NEW TIMBER FOUND: ☐ Yes ☒ No ☐ Not Applicable

If "Yes" location was:

Recommendations: See General Overview / Recommendations Section

NOTE: The protection of timber fences from termite attack is virtually impossible as the fence is in direct contact with the soil and therefore most attractive to termites and other timber destroying pests. The best course of action is regular inspections and removal of affected timbers

6(j) TREES / STUMPS

Was evidence of trees/stumps susceptible to termites found within the property grounds:

☒ Yes ☐ No ☐ Not Applicable

On inspection of trees and stumps present on property was any evidence of termites found?

☐ Yes ☒ No

Recommendations: Have Suspect Trees Test Drilled And Treated, Have Suspect Stumps Test Drilled And Treated

Was evidence of trees/stumps susceptible to termites found within the neighbouring yards and council area within 80 meters of the property:

☒ Yes ☐ No ☐ Not Applicable

Recommendations: Recommend Neighboring Property Owners Have Their Trees Inspected

7. SUBTERRANEAN TERMITES OVERVIEW

Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls, etc. However, included in this group are mound building species and arboreal nesting species (nesting above the ground usually high up in trees). They have large populous colonies sometimes numbering in the hundreds of thousands of individuals.

The group of subterranean termites contains the main pest species of buildings, causing a considerable amount of economic damage to timber in service and susceptible building elements.

WAS THERE ANY VISIBLE EVIDENCE OF ACTIVE SUBTERRANEAN TERMITES ?

☐ Yes ☒ No ☐ Not Applicable

THE FOLLOWING SPECIES WERE IDENTIFIED:

LOCATED:

Termite species terminology:

Coptotermes sp - This genus contains the most widely distributed and economically destructive species. Most species of this genus that attack timber in service are capable of causing economic damage. Species from this genus can be found in most areas of mainland Australia.

Schedorhinotermes sp - The various species from this genus can be a serious pest of timber to buildings. Their attack at times reaches the intensity of *Coptotermes sp*, causing major economic damage to buildings. Species from this genus can be found in most areas of mainland Australia

Heterotermes sp - The species from this genus can be considered an economic pest of buildings. Superficial damage to buildings can occur over a period of time. If no management is undertaken, considerable economic damage may occur. Species from this genus can be found in most areas of mainland Australia.

Mastotermes darwiniensis - This species is the largest subterranean termite in Australia, and the most destructive within its range of occurrence. It attacks houses, buildings, posts, poles and many other plant and animal products. The species occurs in tropical Australia, having a scattered distribution North of the Tropic of Capricorn in northern WA, the NT, Northern QLD and some coastal Islands.

Nasutitermes sp - Several species from this genus are capable of causing economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.

Microcerotermes sp - Several species of this genus are capable of causing damage to timber in service. However in most cases the damage when located early is only superficial. Left unmanaged, considerable damage can occur. Species from this genus can be found in most areas of mainland Australia.

NOTE: If visual evidence of termite workings and/or damage is reported in this report, but no live termites were present at the time of the inspection, you must realise that it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. It must be understood that due to the biology and habits of subterranean termites, the status and situation of the property and buildings inspected may change at any time. It is possible that subterranean termite infestation and attack can occur in as little as 24 hours after the time of the inspection. It is important that you consider options for the management of your property from the attack of subterranean termites.

VERY IMPORTANT: If termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas

PROPERTY TREATMENT HISTORY

AT THE TIME OF THE INSPECTION WAS THERE EVIDENCE OF A POSSIBLE PREVIOUS TERMITE MANAGEMENT PROGRAM HAVING BEEN CARRIED OUT?

☐ Yes ☒ No ☐ Not Applicable

LOCATION:

DETAILS:

THE FOLLOWING PERSONS WERE ASKED IF THEY WERE AWARE OF ANY HISTORY IN REGARDS TO TIMBER PEST ACTIVITY, MANAGEMENT, TREATMENT, ETC, TO THIS PROPERTY ;

8. BORERS OVERVIEW

The following wood borers are the most frequently encountered that cause damage to timber in service. The species of borer located is believed to be as indicated:

☐ Anobium Punctatum ☐ J. Calymmaderus insisus ☐ Lyctus brunneus ☐ Not Applicable

Lyctus brunneus (Powder Post Beetle) - This species usually attacks in the first six to twelve months of the service life of timber. It is not considered a significant pest of timber and treatment of infestation is not usually required. In most cases it will attack only the sapwood of certain hardwoods. In large dimensional timbers (such as rafters, bearers and joists) the attack seldom significantly weakens the timber enough to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Recommendations require that any structural timbers used have a maximum allowable sapwood content of 25%.

Anobium punctatum (Furniture Beetle) - The attack from this species is encountered usually to pine timbers, mostly to flooring, wall panelling. It is seldom encountered in areas of high temperature such as roof voids and some species of pine and hardwoods have shown resistance to attack from this borer. The occurrence of attack from this species is mainly in coastal areas of high humidity and more even temperatures. Sustained attack to drier areas is rare and in most cases involves the transportation of attacked timber into these areas. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

J Calymmaderus insisus (Queensland Pine Beetle) - This species is similar to Anobium punctatum (furniture beetle), with attack seldom occurring outside of the north coast of New South Wales and in Queensland. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

NOTE: Where visible evidence of damage caused by borers is reported, this is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. It should also be noted that some degree of damage, including hidden damage, might be present. This inspection is only an assessment of visible borer damage. In some cases the evidence may not be apparent until significant damage has occurred. This document is not a structural report and accordingly, if it reveals evidence of borer infestation and/or damage, it is recommended that a competent inspection by a qualified and licensed structural engineer or building consultant be obtained as soon as possible to determine the extent of any damage. If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

1. The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest.

Unless written evidence of a preventative program is currently in place in accordance with **Australian Standard AS 3660 protection of buildings from subterranean termites - prevention, detection and treatment of infestation** installation or retreatment should always be considered to prevent further attack. If a warranty is in effect the firm that issued the termite warranty or service agreement should be contacted.

2. The current status of the infestation i.e. is the affected area still active?

3. The extent and degree of the damage.

Recommendations: Annual Inspection

10. PEST MANAGEMENT AND RECOMMENDATIONS FOR ACTION

Installation of a professional termite baiting and monitoring system to AS 3660.2
Installation / Maintenance of a Professional Termite Monitoring System With Ongoing Inspections
Trees / stumps should be test drilled and treated if termite colony found.
Subfloor replace or repair termite shields
Subfloor remove timber formwork or debris
Subfloor ventilation needs improving
Connect air conditioning / hot water overflow to drain.
Annual Termite Inspection
Six Monthly Termite Inspection
Replace any termite susceptible landscaping timbers or garden structures with termite resistant materials
Pipe Hot Water Service and / or A/C overflow away from foundations

11. IMPORTANT MAINTENANCE ADVICE

Information regarding the protection against timber pests is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by timber pests. Periodic inspections are required to minimise the possibilities of infestation around the property. Factors which may lead to infestation from timber pests include filled areas, subfloor areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; formwork 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 the soil such as formwork, scrap timbers or stumps must be removed from under and around the building and any leaks repaired. You should endeavour to ensure that such conditions DO NOT occur around your property.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the within Report to notify any Timber Pest activity current at or prior to the date of the within Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the inspector (including but not limited to any area(s) or section(s) so specified by the within Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This report is made solely for the benefit of the client named on the face of this report and no liability or responsibility whatsoever 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 whether in whole or in part do so at their own risk.

For more advice about the report or if you wish to have us provide you with a full Termite Management Programme PLEASE contact us at your earliest convenience.

TECHNICIAN'S LICENSE NUMBER:

BRANCH ADDRESS:

Birnie

LIDCOMBE

NSW

BRANCH PHONE NUMBER: 02 7250 8078

BRANCH EMAIL ADDRESS: sydneyresidentialpestcontrol-au@rentokil.com

INSPECTORS SIGNATURE:

**“THE FINEST COMPLIMENT WE CAN RECEIVE IS A REFERRAL FROM OUR
CLIENTS TO THEIR FAMILY AND FRIENDS.”**