

Timber Pest Inspection

Provided By



SURE Building Inspections

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Inspection Address



Report Information

Client Information

Client Name

Email

Total Fee

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Timber Pest Inspection

The Scope of the Inspection: This Timber Pest Inspection report complies with Australian Building Standard AS 4349.3-2010 Inspection of Buildings: Timber Pest Inspections (Visual Timber Pest Inspection Report). Further information pertaining to the scope of this report can be found on our website: surebuildinginspections.au

Only the client as detailed in "Client Information" should rely on this report. If this report has been issued to you by a third party, you are not to rely on its findings or content.

If the property is part of a Strata or Company Title, then Appendix "B" of the Australian Standards AS4349.1-2007 applies.

Where applicable, only Termite or Borer damage to the building (not including site/garden damage) and active Termites or active Borers found on the site are categorised as Significant Items (Minor or Major).

Defects are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect.

Special Requirements: Unless stated otherwise in the report, it is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your solicitor/conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Changes to the Inspection Agreement: Unless stated otherwise in the report, it is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-inspection agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

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:

- (a) The interior of the building
- (b) The roof space
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector 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 and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important Note to the Client

In the event that areas where access could not be gained e.g. locked areas or rooms where physical access could not be gained, timber pest damage or activity may be present but not seen. Access should be provided and a follow up or re-inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas.

Important disclaimer

This Timber Pest report is subject to Terms and Conditions - Timber Pest. It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling. 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 strongly recommended.

The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector If there is something you do not understand or require further clarification on.

Defect Reference

Timber Pest: A defect caused by timber pest as described in the Timber Pest Report (last section of this document). This defect may require a pest control technician for treatment or management and may also require carpentry repairs.

Note: Where applicable, only Termite or Borer damage to the building (not including site/garden damage) and active Termites or active Borers found on the site are categorised as Significant Items (Minor or Major).

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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
TIMBER PEST OBSERVATIONS	Subterranean Termite Damage or Workings	Location of Workings or Damage to Building	Timber Pest: Termite damage/workings observed in floor boards. Recommendation: Engage a pest control technician to implement a termite site management plan.

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
TIMBER PEST OBSERVATIONS	Any Evidence of a Previous Termite Treatment	Barrier Observations	Timber Pest: The last completed termite treatment is now out of date. Recommendation: Engage a pest control technician to review the termite site management plan and install a new chemical barrier.



PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was overcast but dry at the time of the inspection.

Property Information

Direction Building Faces

The dwelling faces South for the purposes of this inspection report.

Building Type

The structure is a residential house.

Construction Type

The structure is of full (Double) brick construction.

Roof Cladding

The roof is metal.

Roof Design

The roof is a pitched roof design.

Footings Type

Slab on ground construction.

Storeys

Split level dwelling.

Property Occupied

The property was occupied.

Property Furnished

The property was fully furnished.

Note: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing defects or 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.

People Present

The Client was present.

Access and Restrictions

Areas Where Access Should be Gained

No not all areas were accessed. Please read the report in its entirety.

Inspected Areas - External / Garage

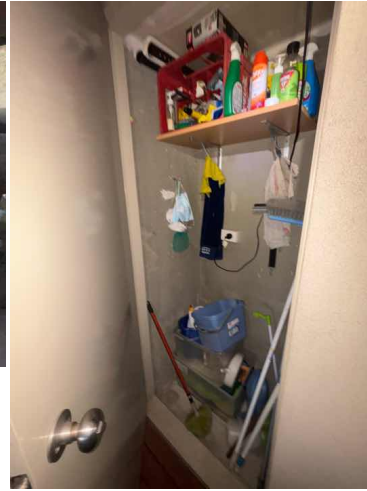
Building exterior.

The garage.

The site.



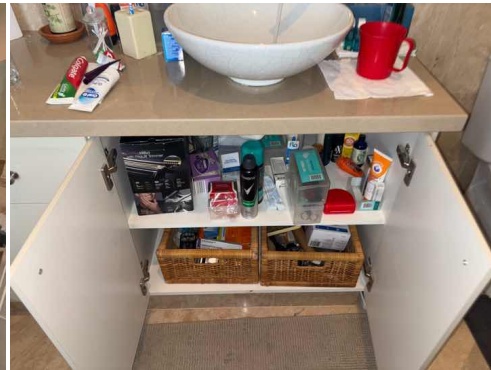


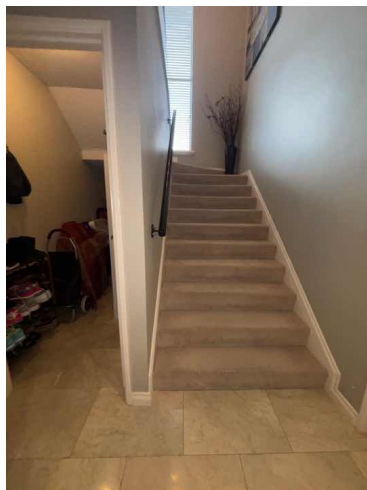
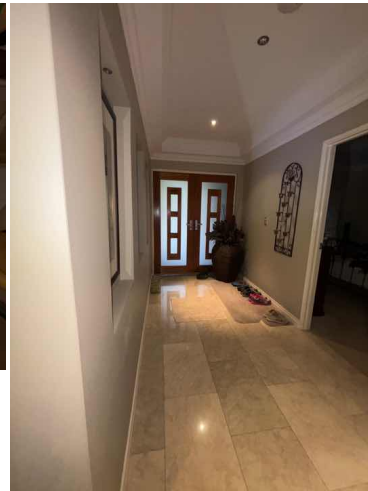


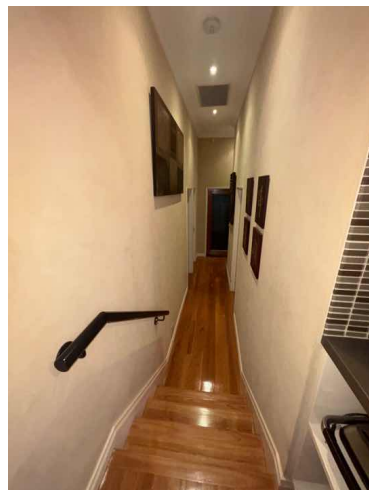
Inspected Areas - Interior

Building interior.









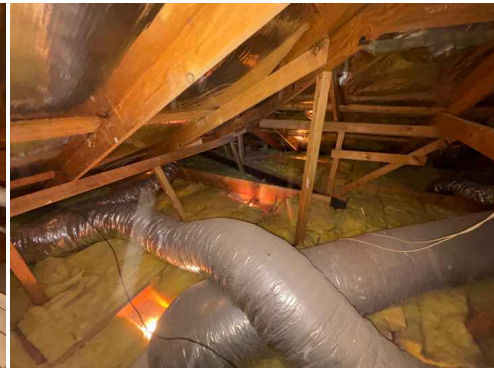
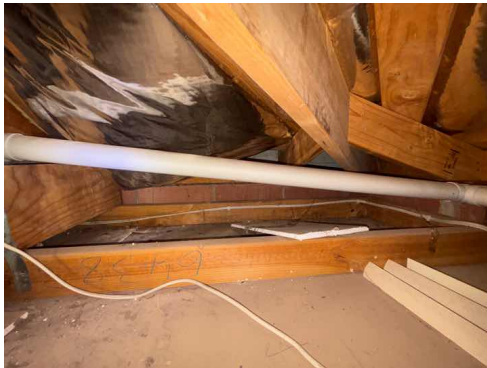
Building interior.





Inspected Areas - Roof Void

The Roof void.









Area Where Inspection Was Restricted

The slab edge was not exposed, restricting a full inspection for weeps and pest ingress. The slab edge should be exposed so that a thorough inspection can be conducted.

Carpets and other floor covers restricted inspection of slab/floor structure.

Furniture and belongings restricted full visual inspection of the building interior.

Storage/vehicles restricted full visual inspection on the garage.

Inaccessible roof void sections due to access limitations and or insulation and ducting.



Areas Not Inspected

The roof exterior.

Sections of the roof void.

Are Further Inspections Recommended

No: Please read this report in its entirety.

Apparent Concealment of Possible Defects**Were apparent Concealments seen**

No apparent concealing of defects was visible.

Inspection Agreement**Were there any specific requirements to The Pre Inspection Agreement**

No specific requirements to the inspection or pre inspection agreement were requested by the client or their legal representatives.



TIMBER PEST OBSERVATIONS

Termite Nests

Was a Termite Nest Found

There was no termite nest identified to the accessible areas inspected at the time of the inspection.

Subterranean Termites

Were Active or Live Termites Visible

There were no active termites identified to the accessible areas inspected at the time of the inspection.

NOTE

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that the risk to buildings is **extremely high**. Treatment to eradicate the termites and to protect the building is considered **ESSENTIAL**.

Subterranean Termite Damage or Workings

Any Workings or Damage

Yes, termite damage was identified during the visual inspection in the following areas:



Location of Workings or Damage to Building

Timber Pest: Termite damage/workings observed in floor boards. Recommendation: Engage a pest control technician to implement a termite site management plan.



Please Note

If any evidence or damage has been reported then we strongly recommend you request the owners permission to complete a physical inspection by moving items/installations (e.g. roof insulation and furniture) and complete invasive action to verify any concealed timber framing.

It is also recommended you engage a registered builder or carpenter to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Conditions).

Where evidence of termite activity is found, the risk to buildings is **extremely high**. A termite site management plan to eradicate the termites and to protect the building(s) should be carried out in the first instance.

Extent of Damage

The identified damage is localised to a smaller area of the property.

Does Visible Damage Present a Safety Risk

There is no safety risk as a result of the identified termite damage.

VERY Important: If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We strongly recommend that you complete a structural and invasive inspection to determine the full extent of the damage, if any or engage a registered builder to determine the extent of damage and cost to repair.

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of 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 inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accordance with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

General remarks: A more thorough INVASIVE INSPECTION is available (refer to Terms and Conditions). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection be performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. 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.

We take no responsibility for the repair of any damage (completed by companies other than SURE Building Inspections) whether disclosed by this report or not. (See Terms & Conditions).

Durable Notice

Was a Treatment Notice Found

A durable notice was found in the meter-box during the inspection.



Please Note

SURE Building Inspections can give no assurances with regard to work that may have been previously performed by other companies. 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 accordance with Australian Standard 3660 be carried out to reduce the risk of further attack.

Any Evidence of a Previous Termite Treatment

Any Evidence of previous Treatments Found

Timber Pest: There was no visible evidence of a previous termite treatment was located at the property.

Recommendation: Engage a pest control technician to implement a termite site management plan.

Warning

Warning: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was likely 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 registered builder or carpenter determine the full extent of any identified damage and the estimated cost of repairs as the damage may only be found when wall linings and other obstructions 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.

Barrier Observations

Timber Pest: The last completed termite treatment is now out of date. Recommendation: Engage a pest control technician to review the termite site management plan and install a new chemical barrier.

Timber Fungi Decay (Rot)

Any Evidence of Timber Fungi Decay (Rot)

Yes, fungi decay (rot) was identified during the visual inspection in the following areas:

Location of Workings or Damage to Site

Timber Pest: Fungi decay (rot) observed in deck. Recommendation: Engage a carpenter to repair.



Extent of Damage Caused by Fungi Decay (Rot)

The extent of rot damage is considered to be high.

Does Visible Damage Present a Safety Risk

Yes, A minor trip hazard is present - The safety hazard due to fungi decay (Rot) is considered to be minor.

Borer Findings

Borer Information

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 *calymmaderus incisus* (Queensland pine beetle) must always be considered active unless proof of treatment is provided because one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. An alternate 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.

Note: Only lyctus borer/powder post borer, pin-hole borer and furniture beetle presence is inspected in accordance with AS4349.3-2010 Inspection of Buildings: Timber Pest inspections.

Was Visible Evidence of Borer Damage Found

There was no borer damage to the accessible areas inspected at the time of the inspection.

Please Note

Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active.

If any evidence or damage has been reported then you should engage a registered builder or carpenter determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & conditions). 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 cannot be identified at the time of inspection.

A chemical treatment to control and/or protect against furniture beetle and/or queensland pine beetle can be considered as a less effective, lower cost option. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.



CONDUCTIVE CONDITIONS

Water Leaks

Water Leaks Requiring Repair

There was no leaks identified or detected to the accessible areas inspected at the time of the inspection.

Please Note

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or downpipes 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 timber fungi decay. If any leaks were reported then you must have a qualified plumber or other building expert to determine the full extent and the estimated cost of repairs prior to the contract of sale becoming binding.

HW / AC / Tank 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 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.

Was the Hot Water Overflow Sufficiently Drained

Not applicable to this type of hot water system.

Was the Air Conditioner Sufficiently Drained

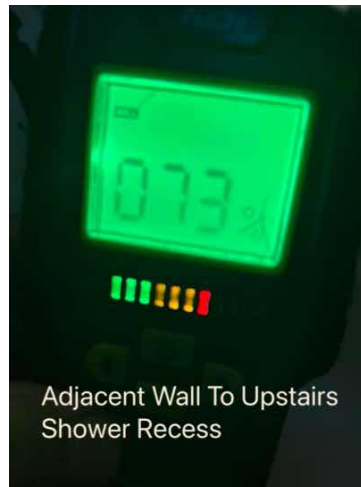
No. Airconditioning overflow should be diverted away from the building perimeter or into a drain.



Moisture Readings

Was there any Excessive Moisture Readings

At the time of the inspection moisture readings were high.



Equipment Of Moisture detection used

NDI Moisture Meter

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 and a building expert engaged to determine the full extent of damage and the estimated cost of repairs.

Slab Edge Exposure

Is the Slab Edge adequately Exposed

No. Slab edge should be exposed a minimum of 75mm.

Environmental Conditions

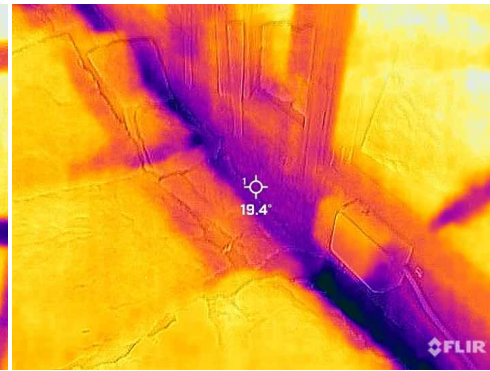
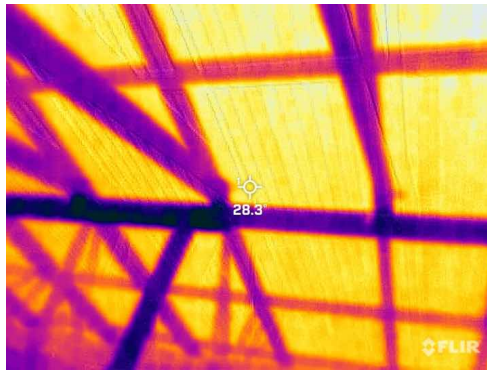
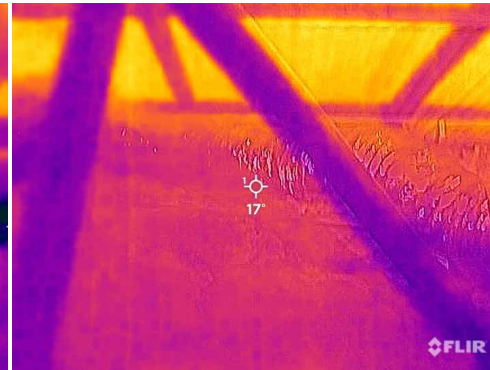
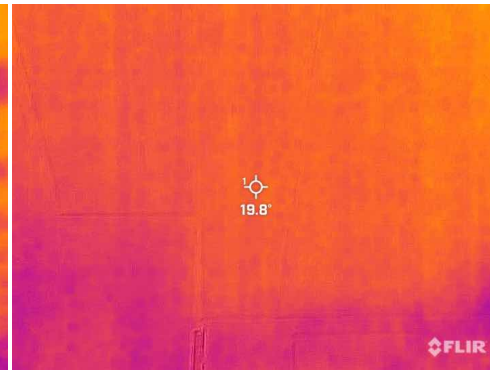
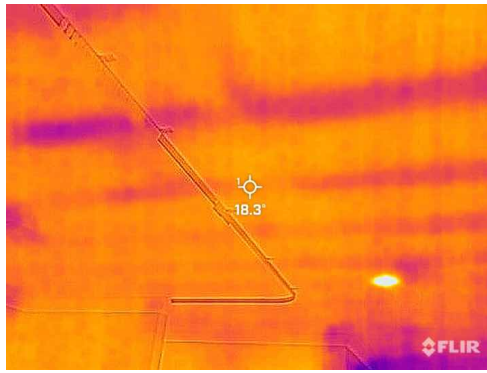
Are Trees Close to Home

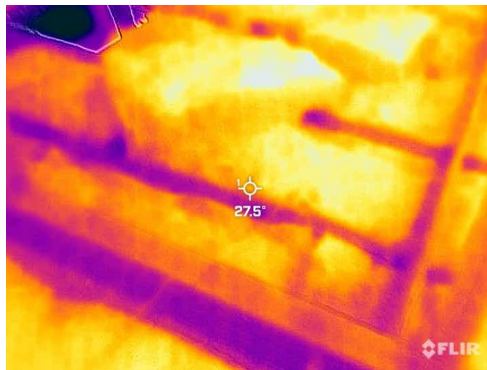
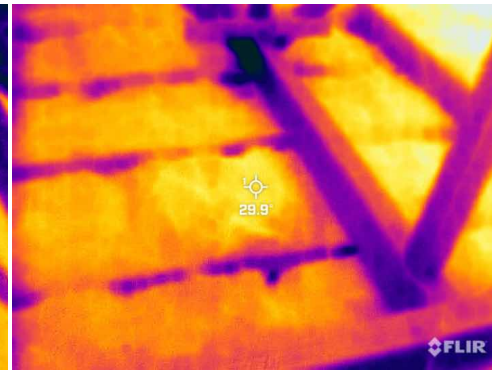
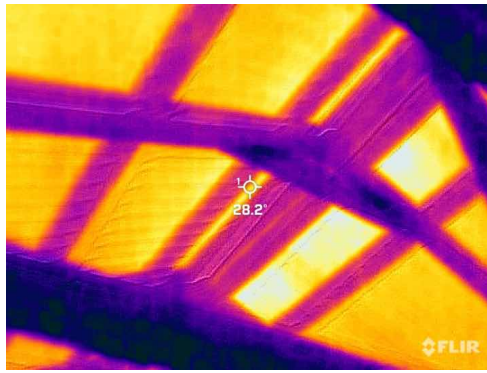
Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation. Regular inspections recommended.

Thermal Imaging Results

Observation

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.





Areas Found Conducive To Termite Infestation

Conductive Areas Requiring Amendments

Air conditioner overflow requires diverting to drain. This provides conducive conditions for termite infestation.

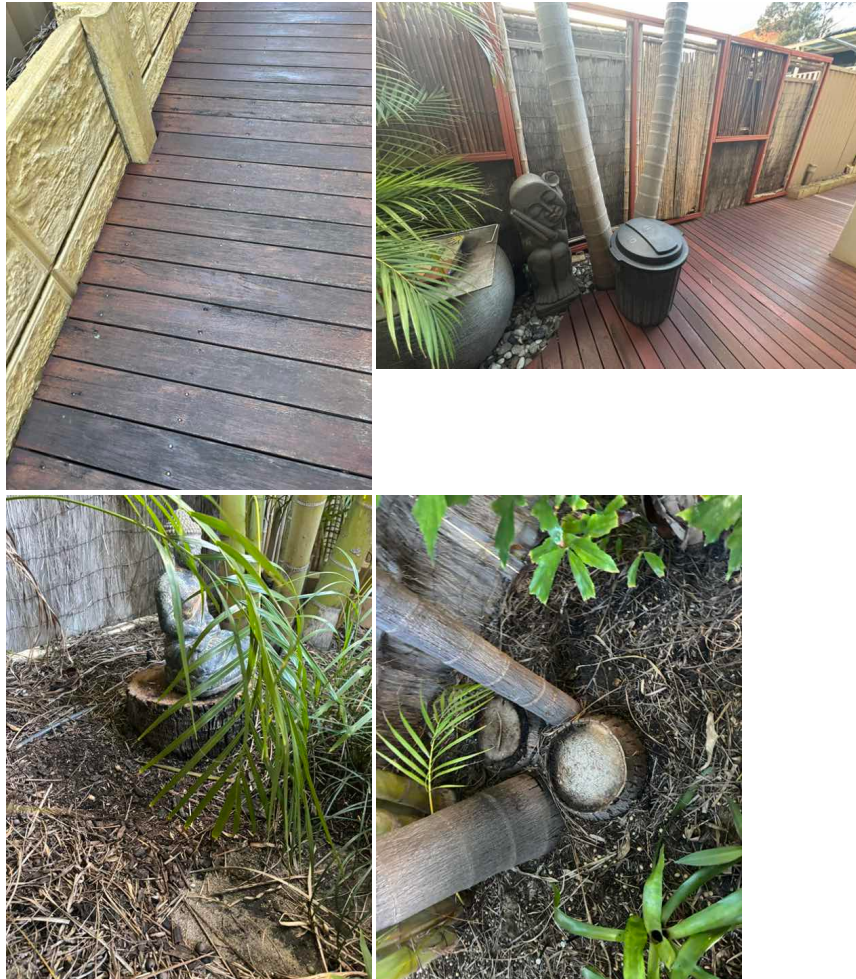
Decking timbers in contact with the ground. This is conducive to termite damage and/or infestation.

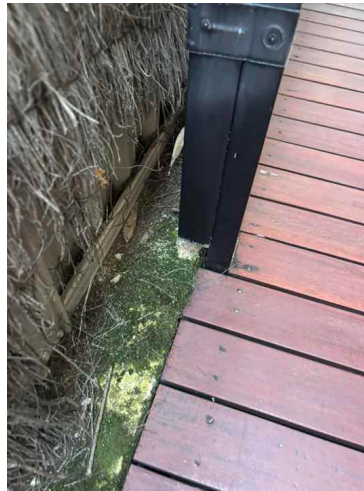
Timber fungal decay located around the home is conducive conditions for termite infestation.

The slab edge is not exposed. The slab edge must be exposed at least 75mm to allow a complete inspection of any termite entry points. This provides concealed conditions for termite infestation.

Tree stump/s are located at the site. These provide conducive conditions for a termite nest.

Tree/leafy environment: This property is located in a suburb which is high risk due to the environmental surrounds. It is close to large trees and parkland. A termite management plan/treatment is **strongly advised**.







OVERALL ASSESSMENT

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) and where no management plan in accordance with AS3660 is in place, 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 and where no management plan in accordance with AS3660 is in place, then the risk to buildings is **high**.

Susceptibility of Location to Termite Infestation

The overall degree of risk for termite infestation at the location of this property appears to be **HIGH**.

Degree of Building Risk of Termite Infestation

In our opinion, the susceptibility of this property to termite infestation is considered to be **HIGH**.

The overall degree of risk of termite infestation to a property is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to the construction type, building materials installed, proximity of building elements to the ground, contact of building elements with the ground, proximity of timbers with the ground, contact of building timbers with the ground, the use on untreated pine, renovations, timber decking, timber pergola, installations bypassing a barrier system, conduit connections, trees and vegetation against the building. 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 just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions, treatment or frequency of inspections should be implemented by any owner of the property. Often, by implementing recommendations the overall risk factor may be lowered.

High Risk Property Areas Are

Concealed internal wall areas are of risk to termite attack due to inability to visually inspect the areas. Invasive inspection by removing wall clad or completing a borescope inspection would be required.

Common areas that do not form part of this inspection are not inspected and remain high risk.

Framing or posts are in contact with the ground or close to contact. This provides an easier access point for termites.

The roof space top plates around the perimeter walls could not be fully accessed. Termites or termite damage may exist. Invasive inspection by removing roof cover sections would be required to fully assess the area.

Plumbing and drains passing through slabs may pose a risk of termite entry if not properly sealed.

The roof space timbers could not be fully accessed due to roof void obstructions (E.g. insulation, sarking, storage). Termites or termite damage may exist. Inspection by moving or removing obstructions would be required to fully assess the area.

The slab edge has been covered by paths/paving/garden vegetation or soil. Slab edges where the slab and base brick courses join is an area where termite access can easily be obtained. This provides undetected termite entry and the degree of risk of termite infestation is high. It is essential that at least 75 mm of the slab edge be exposed so inspections can be made for any termite activity/entry between the base brick and the slab.

Timber Decking in contact with the ground is considered a highly conducive to termites.

Timber Fencing in contact with the ground is considered a highly conducive to termites.

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. Further inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

Undetected Termite Activity Risk Assessment

Due to restrictions and obstructions to the dwelling the level of undetected termite activity is considered **AVERAGE**. Additional pre-purchase inspections or more frequent periodic inspections after settlement may be desired.

Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accordance with AS 3660 to protect against subterranean termites is considered to be **ESSENTIAL**.

Future Inspections

Future Inspections

Future inspections: AS 3660 Recommends that inspections be carried out at intervals no greater than 12 months 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 accordance with AS4349.3 be conducted within the time frame proposed below.

Recommended Future Periodic Inspection Intervals

12 Months

NOTE

In relying upon this report you should read and understand the following important information in conjunction with our inspection agreement Terms and Conditions: surebuildinginspections.au/terms-conditions

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 pest attack. This information forms an integral part of the report.

DEFINITIONS AND TERMINOLOGY

ACTIVE: The presence of live timber pests at the time of inspection.

INACTIVE: The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

MINOR / LOW: Damage that is superficial and does not appear to require any timber replacement or repairs to be carried out.

MODERATE: Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

MAJOR / HIGH: Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

TIMBER PEST: A defect caused by timber pest. This defect may require a pest control technician for treatment or management and may also require carpentry repairs.

1) REASONABLE ACCESS: Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 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:

ROOF SPACE - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.

SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest part of any bearer and at least 500mm below any concrete member.

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed safely on the ground.

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.

2) This is a visual inspection only in accord with the requirements of as 4349.3 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 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, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector did 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.

3) A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED: This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where 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 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 and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

4) 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.

5) 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.

6) Accessibility: 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. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-Inspect the obstructed Areas for an additional fee.

7) Limitations: 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.

The inspection did not include obstructed areas, not readily accessible and inaccessible areas at the time in inspection which were inaccessible, not readily accessible or obstructed areas at the time of inspection. Locked and restricted areas were not inspected. Removing furnishings and obstructions which may be concealing evidence of defects is outside the scope of this inspection. It is strongly recommended that all obstructions be removed and full access be provided as defects may exist in these areas.

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.

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: ROOF VOID - the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl; ROOF EXTERIOR - must be accessible by a 3.6M ladder. 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.

8) CONCRETE SLAB HOMES (Part or full slab): Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.

9) Determining extent of damage: The timber pest report section 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 either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

10) EVIDENCE OF TERMITE DAMAGE: Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

11) SUBTERRANEAN TERMITES: 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 Forests shows 1 in every 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand 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 termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge and once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat.

12) BORERS OF DRY SEASONED TIMBERS: Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that 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 that their presence can be detected. Refer to this report (if applicable) for further information.

Anobium punctatum borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

Lyctus brunneus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required.

Queensland Pine Beetle borer. These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

Non-Commercial borers Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

13) FUNGAL DECAY (WOOD ROT): Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

14) 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.

15) 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).

16) 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 his or her own risk.

17) 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 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.

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.

Contact the Inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults, timber pest activity and damage or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Kim Steele (SURE Pty Ltd)

Contact the Inspector on: 1300 787 327

For and on Behalf of: SURE Building Inspections

