



VISUAL TIMBER PEST REPORT

Inspection Date: 2007

Prepared by Inspector: Peter Rachow

Accreditation Number: 467

Exclusively for : Compass Building & Pest Inspections

For the property located at:

Brisbane



VISUAL TIMBER PEST INSPECTION REPORT

CLIENT & SITE INFORMATION:

COMMISSIONER

D BY: Compass Building & Pest Inspections.

DATE OF

INSPECTION: 2007.

PROPERTY

ADDRESS: Brisbane.

INSPECTED

BY: Peter Rachow.

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-1998 - Inspection of buildings Part 3: Timber Pest Inspections.

This visual inspection is limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and time of Inspection. Inspection has been made in the areas where infestation is most likely to occur. 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) 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 area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for Termite Management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended.

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. 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. No liability shall be accepted on account of failure of the within Report to notify of any Timber Pest activity and/or damage present 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.

DETERMINING EXTENT OF DAMAGE

This report does not and cannot state the extent of any damage. It is NOT a structural damage report. We claim no expertise in structural engineering. Any mention within this report relating to extent of any damage has been done with the sole intent of assisting with treatment specifications and must not be used by any party as a guide to the extent of damage for the purpose of estimating repairs or replacement costs. If any past or present infestation or damage is noted in this Report, whether this damage is to the structure or the surrounding grounds, then it must be assumed there may be some structural damage and 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 extent of damage to the property and an invasive inspection must be carried out to determine any concealed timber pest damage or activity. This firm is not responsible for the repair of any damage whether disclosed by this report or not.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

BRIEF SUMMARY

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary **is NOT** the Report and **cannot be relied upon on its own**.

Where recommendations are made for further access to be gained, or further inspections to be carried out, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained, or any further inspection recommendations, must be carried out prior to committing to the property in question.

This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override that of this Summary.

For complete and accurate information, please refer to the following report.

ACCESS

Any area(s) to which access should be gained:

Other than some areas that are normally inaccessible areas due to construction methods, furniture, floorcoverings and furnishings, normal access was gained. Please read the report.

TIMBER PEST ACTIVITY OR DAMAGE

Active termites found:

Active (live termites) Termites (White ants) were found to bottom of fence. Please read the report.

Damage caused by termites found:

Evidence of inactive termite workings such as mud tubes or damaged timbers were found to timbers on ground behind garden shed. Further advise is outlined in report. Please read the report.

Damage caused by borers found:

At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage caused by wood decay found:

At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.

DESCRIPTION OF STRUCTURE(S) INSPECTED

The property inspected is a

Brick Veneer construction on concrete slab.

ROOF

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

Restrictions to Access

**Cavity present/
not accessible**

**Access
Restrictions**

A section of the roof is of cathedral style construction. Ceilings follow the roof contour and in this section there is no accessible cavity present for inspection.

**Above the
following
location or
area**

Entry, Family room: Lounge room:

Restrictions to Inspection

**Inspection
Restrictions**

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out.

Loose insulation is present in the roof cavity. This restricted inspection to some roofing timbers. As a general rule, loose insulation restricts inspection to more timbers than conventional insulation batts. Removal of insulation is not within the scope of a standard visual timber pest inspection report however, this would be necessary for a more complete report to be submitted.

Timber Pest Assessment

Details

No visible evidence of Active Subterranean termites or Anobium borers to accessible areas at the time of inspection.

INTERIOR

Restrictions

**Inspection
Restrictions**

Both floorcoverings and furnishings were present and restricted inspection within this area.

**Access
Restrictions
Location/area**

Inspection within various cupboards was restricted by stored items.
Various internal areas:

Timber Pest Assessment

Details

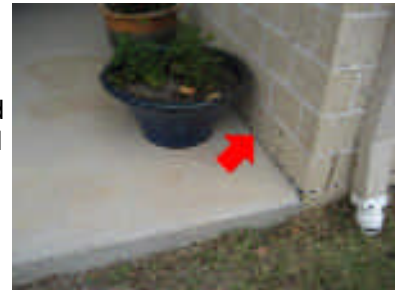
No visible evidence of Active Subterranean termites or Anobium borers to accessible areas at the time of inspection.

SUBFLOOR

Slab areas

Slab areas

The external weep holes are very close to the ground level in some areas. This can allow concealed termite entry and we recommend that all weep holes be exposed and kept clear of soil, foliage, debris, stored items or other obstructions. Furthermore, these areas should be regularly inspected. Concrete patio slab has been installed post dwelling construction concealing physical termite barriers. Recommend contacting installer for further advice regarding comment. See Treatment recommendations for this inspectors opinion.



EXTERNAL

Restrictions

Description

Inspection to sections of the exterior was restricted due to the growth of foliage. Foliage must be removed to enable a more complete report to be submitted. A section of buildings external wall was restricted by a water tank, access was limited to this section of external wall behind tank on day of inspection.

Timber Pest Assessment

Details

No visible evidence of Active Subterranean termites or Anobium borers to accessible timbers of the buildings exterior at the time of inspection.

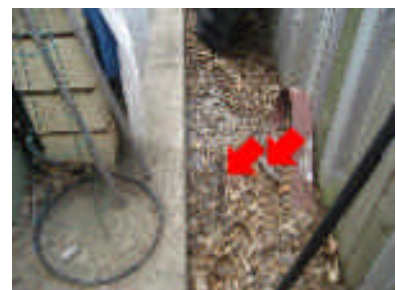
Termite Damage

Damage caused by termites found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected external timbers

Loose timbers on ground or in ground.



Location/area

Rear section of the property:

Conductive Conditions

Description

The air-conditioning condenser discharges adjacent to the external walls. We recommend modification so that water is discharged over a drain.



The hot water system overflow is discharging moisture adjacent to the structure. We recommend the overflow be situated over a drain.



Garden beds and stones have been built up against the external walls and there is inadequate clearance between weep holes and ground levels. A minimum of 75mm clearance is required. Garden beds and stones should be removed or modified to achieve to required clearance and prevent concealed pest attack.

Trees, tree roots, vines or shrubs are close to or abutting the external walls of the structure. This can allow concealed termite entry and they should be removed.

Some gutters and/or downpipes appear to discharge rainwater directly adjacent to the foundations of the structure. Due to damaged pipes or poor connections. These should be repaired as moist soil conditions are highly conducive to timber pest attack.

FENCES

Restrictions & Conducive Conditions:

**Description of
Restriction:**

Only one side of dividing fences was accessible at time of inspection
Inspection to the following fencing timbers was restricted in part by foliage -
Various fencing timbers:

**Conducive
Conditions:**

Gardens or soil have been built up against the base of fences in some areas. This build up can conceal current timber pest attack and significantly increases the risk of future attack. Gardens and soil should not be built up against fencing timbers and we recommend modifications be made.

Active Subterranean Termites Found

Termite Activity

Yes - Inspection revealed currently active termites within this area including but not necessarily limited to the following timbers and the areas listed below.

The termites are believed to be

Coptotermes spp.

Affected fence timbers

Rear fence, timber onground under fence.:



GARAGING

Description of garaging

Describe garaging

A garage:

Restrictions

Description

Stored items restricted inspection to the interior of the garage.

Timber Pest Assessment

Details

No visible evidence of Active Subterranean termites or Anobium borers to accessible areas at the time of inspection.

OUTBUILDINGS

Description of Outbuildings

List of outbuildings

A metal garden shed:

Restrictions

Description	Some areas were locked and as no key was provided at the time of inspection, no report on locked areas is submitted.
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Timber Pest Assessment

Details	Due to the lack of access, we are unable to offer a meaningful opinion in relation to the timber pest status of this area. We recommend full access be gained to enable a more complete report to be submitted.
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EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

Evidence of Termite Management Program to the property

Description	A notice indicates that the property has had a Termite Management system installed during construction in respect to protection against subterranean termite attack. We strongly recommend any prospective purchaser attempt to verify this information and obtain copies of all relevant documentation.
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SUMMARY IN DETAIL

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS:

**No Evidence
of Active
Timber Pests:**

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers of building at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites.

**Termite
Activity:**

Active subterranean termites were found on the grounds of the property. In most urban situations termite activity and or damage is found. It almost impossible to locate the nest or amount of activity to a property during a visual inspection as termites can travel up to 50meters underground searching for food. Where termite attack has occurred within the grounds of the property, damage and/or activity may also exist in concealed areas. See section Important Information. The species of termites found active and their potential to cause damage are detailed below. *Coptotermes* spp. are considered to be a significant structural pest of timber and are capable of causing significant structural damage to timbers. They are one of the most economically damaging termite species and a termite management program is essential where this termite species has been found. Recommended that all Active Termites stated in report be eradicated. Please read report as to where Termite Activity was found.

**Recommendations for further
investigation
Future
Inspections**

This report should be read in conjunction with building report.

Regular inspections carried out every 12 months is essential to this property. (Note: Termite Barriers installed to buildings can breach by what is commonly called conducive conditions. Periodic maintenance to property structures can minimise possibilities of infestations in and around a property.) Please read report in full to ascertain **conductive conditions** to this property and structures found on day of inspection. Termite Attack can be minimised by the implementation of the report recommendations and in ensuring that the barriers provided when your home was built remain effective. Keep gardens away from perimeter. Don't Bridge termite barriers and ant caps with extensions, patios etc and keep timber parts of your home away from contact with ground. this will impede and discourage termite entry into the buildings.

TREATMENT RECOMMENDATIONS

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

Treatment Recommendations

**External work
required**

Drilling of external concrete patio adjacent to the foundation walls and the injection of a chemical termite control agent.

Non Chemical Treatment Recommendations

Termite Baiting System

We recommend the installation of a termite baiting and monitoring system at this property.

Termite baiting technology uses insect growth regulators to control and eradicate termite activity and termite colonies. If the Client has any queries or concerns regarding this Report, or Client requires further information on Termite Management Program, please do not hesitate to contact the person who carried out this Report For Treatment and Quotation for Termite Management Programs, please contact a suitable, licenced and practicing Pest Management Technician.

IMPORTANT INFORMATION

PLEASE NOTE:

The following information is very important and forms an integral part of this report.

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

1.0 DEFINITIONS

For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 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.

1.3 Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

1.4 Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

1.6 Timber Damage - Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications

and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS

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

Roof Interior

Access hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor

Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior

Must be accessible from a 3.6m ladder.

3.0 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.

4.0 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.**

5.0 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.

6.0 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 (white ants) 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.

Termite Damage! 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.

7.0 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.

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 (powderpost 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.

8.0 MOULD CLAUSE

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 and 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.**

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 Health Department or a qualified expert such as an Industry Hygienist.

----- End Of Report -----