

VISUAL TIMBER PEST INSPECTION REPORT

CLIENT & SITE INFORMATION:

COMMISSIONED BY:

MR AND MRS SAMPLE.

YOUR REF/FILE NUMBER:

##

DATE OF INSPECTION:

1/3/2006 8:00AM.

PURCHASER

MR AND MRS SAMPLE.

PROPERTY ADDRESS:

1 SAMPLE STREET SAMPLE SUBURB VIC.

INSPECTED BY:

THE INSPECTOR State License No. L#####

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 - 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 and may be recommended in this report.

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.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the 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 Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, 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, in whole or in part, does so at their own risk.

COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. the cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. the Arbitrator will also determine what costs each of the parties are to pay.

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:

Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the report. See details under heading - Subfloor:

TIMBER PEST ACTIVITY OR DAMAGE

Active termites found:

At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the entire report.

Damage caused by termites found:

Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the entire 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 entire 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 entire report.

DESCRIPTION OF STRUCTURE(S) INSPECTED

The property inspected is a
Single storey free standing dwelling.

FURNISHED PROPERTIES

Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing 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.

DEGREE OF RISK

The Overall degree of risk to Timber Pest Infestation:

The overall degree of risk of Timber Pest Infestation to this property appears to be Very High - See notes below.

The Overall degree of risk of Timber Pest Infestation 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 location and proximity to bushland and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. 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 or frequency of inspections should be headed by any property owner.

FREQUENCY OF FUTURE INSPECTIONS

Future Inspection Frequency:

It is recommended that the subject property be fully inspected for timber pest activity and a written report be prepared in accord with AS 4349.3 or AS 3660.2-2000 at a frequency not greater than every 6 Months.

Australian Standards 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

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 Inspection

Inspection Restrictions

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. 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.

Inspection of timbers within the roof cavity was significantly restricted by a heavy build up of dust. This prevents close inspection in detail of many roof timbers. For a more complete inspection to be carried out, a specialist contractor should be engaged to remove the build-up of excessive dust and the roof space should then be re-inspected.

Stored goods, old hot water service, wiring restricted inspection within this area.

Above the following location or area

Various areas of the roof void:

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

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 roof timbers

Hanging Beam and Top Plate. Hanging beam and supporting timber above laundry area.



Above the following location or area

Laundry:

Severity

Visible timber damage appears severe however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

New Timbers

New or repaired timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected roof timbers

Various roofing timbers:

Above the following location or area

Laundry: Kitchen:



INTERIOR

Restrictions

Inspection Restrictions

Floorcoverings were present and restricted inspection to the upperside of flooring. Furnishings were present and restricted inspection within this area.

Location/area

Various internal areas:

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

Conducive conditions

High Moisture level detected

High moisture levels were detected to some internal walls in or adjacent to the areas noted below. This can be an indicator of a free moisture source (water leak) or possible timber pest activity. In all cases where a high moisture level is encountered, we strongly recommend further investigations be carried out to determine the cause of this situation. The areas of high moisture should be investigated by way of an invasive inspection. Where a high moisture reading was reported, you

must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated costs of repairs.

Location/area

Front door frame and skirtings. Skirtings in laundry and hallway.

Other conducive conditions:

Influence of nearby areas: loose tiles around shower base. small amounts of mould in shower base.

SUBFLOOR

Restrictions

Restrictions/description

The entry point is too small to allow body access also gas pipe blocking entry and accordingly no report on this area is submitted. See Section 2.0 - Reasonable Access. We recommend that access be gained to enable a more complete report to be submitted.

Below the following location or area

The entire subfloor:

Evidence of active timber pests

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.

VENTILATION

Ventilation, particularly to the sub floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however we have assessed the ventilation and noted our opinion below. Where ventilation is stated to be limited, inadequate or we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.

Subfloor Ventilation

Description

Due to the method of construction or the lack of underfloor access, we are unable to determine the adequacy or otherwise of the underfloor ventilation. Access is required. See Section 2.0 - Reasonable Access.

EXTERNAL

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

Conductive Conditions

Description

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

alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

The hot water system overflow is discharging moisture adjacent to the structure. Hot water units that release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Garden beds have been built up against the external walls. These should be removed as they can allow concealed termite entry.

FENCES

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

GARAGING

Description of garaging

Describe garaging

A carport:

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

OUTBUILDINGS

Description of Outbuildings

List of outbuildings

A shed:

Restrictions

Description

The shed was locked and as no key was provided at the time of inspection, no report on this area is submitted.

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 treatment to the property

Description

There was no visible evidence of previous termite treatment. A durable sign was not located.

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:

Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally:

Not able to comment.

Water Leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Whilst no a plumber, it appears that water leaks are:

Not Present.

Further Access Required:

We were unable to gain access to the entire subfloor void area. It should be noted that the underfloor area is the prime area of timber pest attack. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate. The lifting of floorcoverings (if present) in an attempt to locate existing floor traps has not been carried out and is not within the scope of a standard visual inspection. Should the floor timbers be exposed and polished, a carpenter should be engaged to cut traps.

Access was not gained to some sections of the roof cavity as detailed in the report. Where any roof void is present but not accessible, suitable access should be made to enable a more complete report to be submitted.

No Evidence of Active Timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers 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. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding that of the recommendation made in the brief summary at the front of this report.

Evidence of Termite Damage or Treatment:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further **INVASIVE INSPECTION** is strongly recommended, see Section 3.0 - Further Invasive Inspection.

Recommend Obtain Builders Opinion:

Due to comments made in this report regarding timber damage, we recommend that a builder inspect the timber damage and give a qualified opinion regarding same. Refer to building inspection report.

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.

Subterranean Termite Treatment Recommendation:

A management program in accordance with AS 3660 against subterranean termites is considered to be:

Strongly Recommended.