

**BUILDING AND PEST**  
**INSPECTION**  
BRISBANE.COM.AU

**Building Inspection**  
**SAMPLE REPORT**



**Property Address:**

**Prepared for:**

**Prepared by:**

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## GENERAL INFORMATION

**InspectionRequestedBy:**

**Clients Name:**

**Prepared By:**

**Acceptance Date:**

**Inspection Date:**

**Scope of Report:** In accordance with AS 4349.1

**Property Inspected:**

**Start Time:**

**End Time:**

**Report Prepared:**

**Recent Weather Conditions:** Dry Conditions

**Weather Conditions on Day of Inspection:** Intermittent Rain on day of inspection?

**Those Present on Day and Time of Inspection:** Agent, Client and Tenant

**Occupancy Status:** Occupied and Furnished

**Major Safety Hazard:** None Evident

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## BRIEF SUMMARY

This Report is a 'STANDARD BUILDING REPORT' (AS 4349.1-2007) (Except ACT)

In general the inspection only covers areas within 30 meters of the structure but within the immediate fence boundary:

Note: This report should not be relied upon if the contract of sale becomes binding more than thirty days after the initial inspection: A re-inspection after this time is essential:

This 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. 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 Report and anything in this summary, the information in the Report shall override that in this summary.

### **ASSESSMENT OF OVERALL CONDITION OF THE PROPERTY**

#### **Interior of Building**

AVERAGE

#### **Exterior of Building**

AVERAGE

#### **Roof Space**

Partial access only, but from what was visible and accessible the roof void was considered average.

#### **Sub-Floor Areas**

Not Applicable/Slab

Not Applicable. The foundation was of a slab construction.

#### **Roof Exterior**

AVERAGE

#### **The Site**

AVERAGE

#### **Garages/Carports**

AVERAGE

### **OVERALL CONDITION AVERAGE**

This is a general appraisal only and cannot be relied upon on - 'its own' - read the report in its entirety.

The overall condition of the residential dwelling in the context of its age, type and general expectations of similar properties is considered to be...

AVERAGE

### **Significant Matters**

There was significant soil build up against garage walling. Dampness issues could be at play. Drainage and/or Geo-Technical assessment recommended.



### **General Comments**

Overall, taking the age and type of building into consideration the building was considered to be in...

#### **Good Condition**

The building considering its age and type was considered to be in good condition. Some general maintenance items may need attention, but in general the overall condition of the property was considered to be in good condition.

## THE REPORT

You must read the whole report to understand the significance and action required concerning the defect areas mentioned below and any other defect area and or component(s) and or advice in this report.

Please Note: The references; Left, Right, Front, Rear are used throughout the report to provide location references:

\*Front means the area of property considered to be the front yard:

\*Rear means the area of property considered to be the rear yard:

\*Left means the area of property considered to be the left side boundary, as viewed from the front of property:

\*Right means the area of property considered to be the right side boundary, as viewed from the front of property:

## BRIEF DESCRIPTION OF STRUCTURE

### **Type**

#### **Residential Dwelling**

The building was a typical suburban residential dwelling.

### **Height**

Two Storeys

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**Construction Type**

Brick Veneer

**Interior Cladding**

Plasterboard Cladded

**Foundation Type**

Concrete Slab

**Internal Flooring Type**

Floor coverings over concrete slab structure.

**Roof Frame Construction**

Timber Pitched Frame

**Roof Covering Type**

Concrete Tiles

**Outdoor Structures**

Water Tank Structure

**Grade of Land**

Moderate Slope

**Approximate Age**

Please Note: The age provided is an estimate only and in some cases a 'mere guess' and cannot be relied upon. For an accurate account of age you may need to have a search carried out by your legal advisor.

15 - 20 Years Old

**Sub-Floor Ventilation**

Sub-Floor ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The sub-floor ventilation was considered to be...

The structure is a concrete slab and has no ventilation requirements. Therefore it is not applicable.

## AREAS INSPECTED OR PARTIALLY INSPECTED

**Inspected Areas****Internal Areas**

All internal areas that were accessible were inspected.

**External Areas**

All external areas that were accessible were inspected.

**Roof Voids**

All roof void areas that were accessible were inspected.

**Roof Surface**

All roofing areas that were accessible were inspected.

**Yards**

All yard areas that were accessible were inspected.

**Garage**

All garage/carport areas that were accessible were inspected.

## AREAS NOT INSPECTED AND THE REASON WHY

Please Note: No inspection was made of concealed framing timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, or any other obstructions to physical and visual inspection.

**AreasNotInspected****Internal Areas****Furniture /Stored Items**

Furniture and stored items restricted access to areas.

**External Areas**

Appliances and/or Stored Items restricted access to areas.

Heavy Vegetation restricted access to areas.

**Roof Voids**

Blow In Insulation and/or Insulation Batts concealed ceiling joists and prevented safe access due to the potential for slippage and/or inability to judge the load capacity of joists. Torchlight viewing from the manhole only.

**Garage****Furniture /Stored Items**

Furniture and stored items restricted access to areas.

## FURTHER INSPECTIONS AND REPORTS

It is strongly recommended that the following inspections and reports be obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1-2007 are excluded from this report.

**Further Recommendations**

Geo-Technical Engineer

Carpentry Assessment

Roof Tiling Assessment

General Plumbing Assessment

Drainage Assessment recommended.

Fencing Assessment.

## EXTERIOR YARDS

Please Note: Where any recommendations are given below, it is highly recommended that you have these recommendations carried out prior to purchase of the property in order that you are fully informed about the extent and likely costs to repair or rectify such issues.

### RearYard

#### Soils

Significant soil build up evident. Drainage specialist and/or geo-technical engineering assessment recommended prior to purchase.



### SideLeftYard

#### Fencing

##### The Fencing Leans

The fencing leans. Leaning fences can collapse. Fencing assessment recommended.



## INTERNAL LIVING

Please Note: Where any recommendations are given below, it is highly recommended that you have these recommendations carried out prior to purchase of the property in order that you are fully informed about the extent and likely costs to repair or rectify such issues.

### LoungeRoom

#### Doors

Areas of the door were damaged. Carpentry or builders assessment recommended.



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## BEDROOMS



Please Note: Where any recommendations are given below, it is highly recommended that you have these recommendations carried out prior to purchase of the property in order that you are fully informed about the extent and likely costs to repair or rectify such issues.

### Bedroom2

#### Doors



Missing Screws Evident. Repairs recommended.



## ROOF VOIDS

Please Note: Where any recommendations are given below, it is highly recommended that you have these recommendations carried out prior to purchase of the property in order that you are fully informed about the extent and likely costs to repair or rectify such issues.

### MainBuilding

#### Accessibility

##### **Ceiling Joists Covered**

A significant amount of the ceiling joists were hidden due to insulation, stored items or other coverings. Where the ceiling joists are not visible the inspector cannot gauge the stability of the joists and could be vulnerable to a collapse. The roof void was only inspected with a torchlight viewing from the manhole. Access should be gained.



## ROOF SURFACES

Please Note: Where any recommendations are given below, it is highly recommended that you have these recommendations carried out prior to purchase of the property in order that you are fully informed about the extent and likely costs to repair or rectify such issues.

### Main Building

#### Roof Tiles

##### **The Tiles have Aged**

The tiles have aged where surface gloss has deteriorated. We recommend that you have the roof surface spray cleaned, re-sealed, re-pointed and re-painted. Roofing assessment recommended.



##### **Loose or Missing Ridge Mortar**

Loose or missing ridge mortar evident. Roofing assessment recommended.



#### Guttering

Gutters are holding debris. Clearing or Plumbing assessment recommended.



## GARAGE

## **Structure**

### **Wall Surfaces**

#### **Mortar Erosion Evident**

Areas evident mortar erosion or dusting. Damp issues may be at play. Dampness and bricklaying assessment recommended.



The exterior brickwork evidences damp areas. There may be poor drainage or rising damp issues at play. I highly recommend that you have a dampness assessment as well as a drainage assessment carried out prior to purchase.



## IMPORTANT INFORMATION

### IMPORTANT INFORMATION:

The following is important information regarding the scope and limitations of the inspection and this report: (Copyright Rapid Solutions) Please read the following information in its entirety:

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.

1) This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of building being inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) 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 the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, 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 CAN- NOT be destructively probed or hit without the written permission of the property owner.

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3) This report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (Non-Structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is NOT A GUARANTEE that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-Purpose Property Report.)

4) CONSUMER 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, fax 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. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. 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.

5) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the ADDITIONAL COMMENTS section of this report. Buildings prior to 1982 may have wall and or/ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90s may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert."

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6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER: Mildew and non-wood decay fungi is commonly known as mould. 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. If in the course of the inspection, mould happened to be noticed it may be noted in the ADDITIONAL COMMENTS section of the report. If mould is noted as present within the property or if you notice Mould 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.

PLEASE NOTE: MAGNESITE FLOORING DISCLAIMER:

No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

7) ESTIMATING DISCLAIMER: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8) EXPERT WITNESS ESTIMATING DISCLAIMER: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

9) CONDITIONS: This standard property report is conditional upon or conditional in relation to -

\* The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;

\* Information provided by the person, the employees or agents of the person requesting the report;

\* The specific areas of 'expertise' of the consultant specified in the report;

\* Apparent concealment of possible defects; or

\* Any other factor limiting the preparation of the report.

Terminology:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

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Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

Definitions:

The definitions (Above Average), (Average), (Below Average), below, relate to the inspectors opinion of the Overall Condition of the Building:

**ABOVE AVERAGE:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with buildings of similar age and construction.

**AVERAGE:** The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

**BELOW AVERAGE:** The building and its parts show some significant defects and or very poor non-tradesman like workmanship and or long term neglect and or defects requiring major repairs or reconstruction of major building elements:

**NOTE:** Also refer to 'IMPORTANT ADVICE' section for explanation/advice concerning some terms and or defects that may be contained in this Report:

Please Note: The working or non working condition of any electrical/plumbing appliance, fixture, part, connection or mechanism is beyond the scope of this report: Any reference noted in the report relates to obvious visual condition: All electrical and plumbing items and fixtures should be assessed by a qualified and licensed electrician/plumber prior to purchase of the property:

## SCOPE AND LIMITATIONS OF THE INSPECTION AND REPORT

SCOPE OF THE INSPECTION & THE REPORT:

1. All the inspections will be carried out in accordance with AS 4349.1-2007. The standard AS4349.1-2007 provides information concerning safe and reasonable access: Only areas where reasonable and

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safe access was available were inspected: Access will not be gained 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 500mm x 400mm, and, reachable by a 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 placed at ground level:

Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:

2. A copy of these Standards may be obtained from RAPID Solutions at Your cost by phoning (02) 4954 3655 or from Standards Australia.

3. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (Clause 20 Definitions page 3) is both available and permitted on the date and time of the inspection.

4. The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

5. The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for the inspector. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into.

6. The inspection WILL NOT report on the presence or not of Timber Pest activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.

7. If Timber Pest damage is found then it will be reported. The inspector will only then report on the damage which is readily visible. There may be concealed damage in walls etc and We strongly recommend You arrange for Us to carry out an invasive inspection to discover the full extent of the damage. If any evidence of Timber Pest damage is reported then Timber Pest activity may also be present. It is very important that You have an AS 4349.3-1998 Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector.

8. If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. In some cases the concealment may be deliberate. If You are the purchaser and not the owner of the property to be inspected then You should obtain a statement from the owner as to any Timber Pest activity or damage, timber repairs or other repairs, alterations or other problems to the property known to them and what, if any, other work has been carried out to the property including Timber Pest treatments. It is important to obtain copies of any paperwork issued and the details of all work carried out. Ideally the information obtained should be given to the inspector prior to the inspection being carried out.

9. Subject to reasonable access (Clause 20 Definitions page 3) the Inspection will normally report on the conditions of each of the following areas: -

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The interior

The roof void

The exterior

The subfloor

The roof exterior

The property within the boundaries up to 30 metres including fences, but will not report on pools, spas or ponds etc. You should obtain the services of a pool specialist to carry out an inspection and report.

10. The inspections Will not cover or report on the following conditions (see AS 4349.1-2007 for full details): -

Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, urea formaldehyde or toxic soils etc. Heritage or security matters Apart from surface water drainage, site drainage including storm water and sewage.

The condition of pools or spas ponds etc. Fire protection or safety.

Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work. Unauthorised or illegal building work. The durability of exposed finish materials.

Neighbourhood usage such as pests, closeness to mines, public transport, hotels, stormwater drains, public entertainment venues etc.

Document analysis eg sewer drainage, plans and diagrams, surveys, building approvals, compliance etc.

11. A full list and details of the areas and item to be inspected are contained on Appendix C Page 20 to 24 inclusive are items to be inspected. Appendix D 25 to 26 are exclusions of the Australian Standard AS 4349.1-2007.

12. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected.

13. The inspector will report the conditions that on the day and at the time of the inspection were evident and visible. The Australian Standard AS 4349.1-2007 warns that the report must not be seen as an all-encompassing report but rather as a "reasonable attempt to identify significant defects". Minor defects and imperfections will not be reported. Such defects and imperfections would in most cases be readily viewable by You.

14. The inspection and report CANNOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.



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15. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

16. If the inspection is a Pre-purchase Inspection Report then We recommend that You having the following inspection and reports carried out: -

Timber Pest Inspection report in accordance with AS 4349.3-2010 Timber pest inspections by a fully qualified, insured and licensed Timber Pest Inspector. (This inspection and report is strongly recommended.) An inspection, testing and report of all electrical installations and wiring by an insured and licensed electrician.

Any other inspection and report on such matters as plumbing, Pool condition, lift hydraulics, mechanical services and geotechnical conditions by an appropriately qualified, insured and licensed person.

17. Where Our report recommends another type of inspection and report or an invasive inspection and report then You should have such an inspection carried out. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

18. 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, fax 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. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute.

The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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.

## THIRD PARTY DISCLAIMER

### DISCLAIMER OF LIABILITY:

No Liability shall be accepted on an account of failure of the Report to notify any problems in the 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 or any area(s) or section(s) so specified by the Report).

### DISCLAIMER OF LIABILITY TO THIRD PARTIES:

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

### DEFINITIONS:

19. You should read and understand the following definitions of words used in this agreement and the report. This will help You understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the report which We will provide You following the inspection.

Access hole means a hole in the structure allowing entry to an area.

Activity means the presence of live Timber Pests at the time of the inspection.

Client means the person(s) for whom the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Property means the structures and fences etc up to fifty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures and fences etc outside fifty (30) metres from the exterior walls of the main building be inspected then no such inspection will be carried out.

Reasonable Access means access to areas as defined in AS 4349.3-2007. The Standard defines reasonable access as access to "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant'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 reasonable access include cutting or making access traps, or moving furniture or stored goods.

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All the inspections will be carried out in accordance with AS 4349.1-2007. The standard AS4349.1-2007 provides information concerning safe and reasonable access: Only areas where

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reasonable and safe access was available were inspected: Access will not be gained 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 500mm x 400mm, and, reachable by a 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 placed at ground level:

Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:

Report means the document and any attachments issued to You by Us following Our inspection of the property.

Our/Us/We means the company, partnership or individual named below that You have requested to carry out the property inspection and report.

You/Your means the party identified as the Client on the face page of this agreement, and where more than one party all such parties jointly and severally, together with any agent of that party.

20. You agree that in signing this agreement You have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on delivery of the report.

## CONTACT THE INSPECTOR

### **Certification**

This document certifies that the property described in this report has been inspected by the building consultant in accordance with the level of service requested by the client and the terms and conditions set out in strict accordance with the Residential Buildings 'Uniform Inspection Guidelines for Building Consultants'. AS 4349.1-2007

If you have difficulty in reading or understanding any aspect of this report, please contact the inspector named below.

Inspector's signature:

Inspection Consultant:

## AS 4349.3 Timber Pest Inspection



**Property Address:**

**Prepared for:**

**Prepared by:**

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## GENERAL INFORMATION

**InspectionRequestedBy:**

**Clients Name:**

**Prepared By:**

**Acceptance Date:**

**Inspection Date:**

**Scope of Report:** In accordance with AS4349.3

**Property Inspected:**

**Start Time:**

**End Time:**

**Report Prepared:**

**Recent Weather Conditions:** Dry Conditions

**Weather Conditions on Day of Inspection:** Dry Conditions

**Those Present on Day and Time of Inspection:** Client and Vendor

**Occupancy Status:** Occupied and Furnished

**Major Safety Hazard:** Steep embankments do not have protective railing. Landscaping assessment recommended.

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## 1 : BRIEF SUMMARY

### IMPORTANT DISCLAIMER

Please Note: This 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. 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 Report and anything in this summary, the information in the Report shall override that in this summary. The Report is Subject to Terms and Limitations.

Please Note: No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, or any other obstructions to visual inspection:

### **1.1 Major Safety Hazard(s)?**

Were there any Major Safety Hazard(s)? evident at the time of inspection?

Major Safety Hazard(s)? were evident. Read the report in its entirety.

### **1.2 Supplied Information**

Was any information relevant to the inspection or report supplied at the time of the inspection by the vendor or any other party?

No, no other information was supplied or offered at the time of inspection.

### **1.3 ACCESS**

Were there any area(s) and/or section(s) to which Access should be gained?

YES

Read the Report in its Entirety.

### **1.4 ACTIVE TERMITES?**

Were active termites (live insects) found?

NO

Read the Report in its Entirety.

### **1.5 TERMITE WORKINGS**

Was there visible evidence of subterranean termite workings found?

YES

Read the Report in its Entirety.

### **1.6 BORERS OF SEASONED TIMBERS**

Was visible evidence of borers of seasoned timbers found?

NO

Read the Report in its Entirety.



**1.7 WOOD DECAY/FUNGI**

Was evidence of damage caused by wood decay (rot) fungi found?

**YES**

Read the Report in its Entirety.

**1.8 DURABLE NOTICE?**

Was a Durable Notice found?

**YES**

Read the Report in its Entirety.

**1.9 OVERALL DEGREE OF RISK**

**IMPORTANT:** We strongly recommend that the purchaser make enquiry from the vendor about Timber Pests and in particular Termites for this property.

For complete and accurate information You must refer to the following complete Visual Timber Pest Report.

The degree of risk was considered to be...

**HIGH TO EXTREMELY HIGH**

HIGH TO EXTREMELY HIGH

## 2 : TERMS AND CONDITIONS

### IMPORTANT INFORMATION:

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.

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections.

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.

### 2. SCOPE OF REPORT:

This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and damp-wood termites (white ants), borers of seasoned timber and wood

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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.

### 3.LIMITATIONS:

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.

### 4.DETERMINING EXTENT OF DAMAGE:

The Report is NOT a structural damage Report. We claim no expertise in building and 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 qualified person such as a 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 neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

### 5.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.

### 6.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).

### 7.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 their own risk.

#### 8.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, 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.

#### 9.COMPLAINT INVESTIGATION:

In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

## 3 : VISUAL TIMBER PEST REPORT

The Complete Visual Timber Pest Report: Read the Report in its Entirety.

### **3.1 Major Safety Hazard(s)?**

#### **Star Stakes**

Star stakes in the grounds have no safety capping. Dangerous where children might be at play.

Side Left Yard

Steep Embankments do not have safety railing. Landscaping assessment recommended.

### **3.2 BRIEF DESCRIPTION OF STRUCTURE**

#### **Building Type**

The building was a typical residential dwelling.

#### **Height**

Two storey construction.

#### **Floor Type**

The flooring was of timber construction.

#### **Piers Type**

The piers were of timber construction.

#### **Walls Type**

The walls were primarily of timber framed and cladded construction.

#### **Roof Type**

The roof framing was of a timber pitched construction.

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**Garage Type**

None Evident

**Fencing Type**

The fencing was of a pole & wire construction.

**Outbuilding Type**

Steel sheds were present.

**3.3 AREAS INSPECTED****Internal Areas**

All accessible areas to the Internal Room areas were inspected.

**External Areas**

All accessible areas to the External Yard areas were inspected.

**Roof Voids**

All accessible areas to the Roof Void were inspected.

**Sub-Floor**

All accessible areas to the Sub-Floor were inspected.

**Out Buildings**

All out buildings that were accessible were inspected.

The Site.

**3.4 RESTRICTED ACCESS**

Area(s) in which visual inspection was obstructed or restricted and the reasons why include...

**Sub-Floor Areas**

Insufficient Crawl Space to areas.

**External Yards****Heavy Vegetation**

Heavy vegetation restricted access to areas.

**Appliances**

Appliances restricted access to areas.

**Stored Items**

Stored items restricted access to areas.

**Interior Rooms****Furniture/Stored Items**

Furniture and/or stored items restricted access to areas.

**Outbuildings****Locked/Blocked**

The building was either locked or blocked with no key or access available.

**Roof Voids**

Insulation and ducting restricted access where significant areas of the ceiling joists could not be seen. Torchlight viewing from manhole only. Access should be gained.

Limited Crawl Space in areas. Not all areas were inspected.

**3.5 DEGREE OF RISK**

The overall degree of Risk to Timber Pest Infestation was considered to be...

**HIGH TO EXTREMELY HIGH**

HIGH TO EXTREMELY HIGH

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### **3.6 FURNISHED/UNFURNISHED?**

Was the building furnished at the time of inspection?

**Yes**

**Fully Furnished**

The building was furnished at the time of inspection.

## **4 : SUBTERRANEAN TERMITES**

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 claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations). 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 accord 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.

A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property 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.

### **4.1 Active Termites?**

Were active termites (live insects) present at the time of inspection?

**No**

At the time of inspection there was no evidence to all accessible areas of live termites. Read the report in its entirety.

### **4.2 Termite Nest?**

Was visible evidence of a Termite Nest found?

**NO**

At the time of inspection there was no visible evidence of a termites nest to all accessible areas. Read the report in its entirety.

### **4.3 Termite Workings?**

Please Note: Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or building(s) then the risk of a further attack is very high.

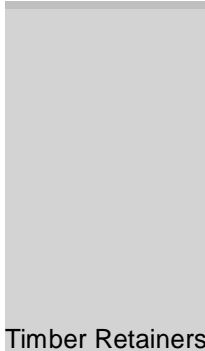
Was evidence of termite workings found?

**YES**

And was found in the following areas...

**External Yards**

**Rear Yard**



Timber Retainers



## 5 : EVIDENCE OF BORERS?

Please Note: We claim no expertise in building and if any evidence or damage is reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Please Note: 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 is not discernible at the time of inspection.

Was visible evidence of Borers found?

**5.1 NO**

**None Evident**

At the time of inspection there was no evidence of borers or damage evident to all accessible areas.

## 6 : EVIDENCE OF WOOD DECAY?

Please Note: We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement. (See Terms & Conditions).

If reported then you should have all susceptible timbers removed.

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Was visible evidence of wood decay fungi (wood rot) found?

### **6.1YES**

Wood decay was found and was located in or around...

#### **External Yards**

#### **Rear Yard**

Tree Stumps

## **7 : CONDUCTIVE CONDITIONS**

### **7.1WaterLeaks**

Please Note: Water leaks, especially in or into the sub-floor or against the external walls e.g. 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 wood decay. We claim no expertise in building and if any leaks are reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Were water leaks found?

**NO**

There were no water leaks evident to all accessible and visible areas.

### **7.2OverflowPipes**

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 several meters away from the building) as the resulting wet area is highly conducive to termites.

Were there any overflow pipes that drain to ground evident?

**YES**

Air Conditioning Unit.

Hot Water Unit

### **7.3MoistureReadings**

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. If high moisture is reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

If high moisture readings are reported then you should have an invasive inspection carried out prior to purchase to determine the source of the high readings.

Was there any high moisture readings evident?

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NO

**Normal Readings Evident**

At the time of inspection there was no evidence of high moisture readings to all accessible areas.

### **7.4 Site Drainage Issues**

Poor drainage, especially in the sub-floor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally...

**Adequate**

At the time of inspection there appeared to be no adverse drainage conditions to all accessible areas. Read the report in its entirety.

### **7.5 Ventilation**

Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property Adequate ventilation should be maintained.

Was the sub-floor ventilation adequate?

**YES**

The Sub-Floor Ventilation was considered adequate.

### **7.6 Large Trees**

Large Trees evident. Drill testing recommended.

## **8 : MONOLITHIC SLAB EDGE EXPOSURE**

### **8.1 Slab Edge Exposure**

Monolithic Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Infill Slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

Please Note: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the



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slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

Does the slab edge inspection zone fully comply?

Not Applicable , the sub-floor is a strip footing.

### **8.2 Weep Holes**

Were the weep hole free and allowing the free flow of air?

Not Applicable

### **8.3 Shields & Ant Caps**

Termite shields (ant caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

We claim no expertise in building.

However, in our opinion the termite shields appear to be...

#### **INADEQUATE**

The shields and ant caps appeared to be either poorly fitted, damaged or missing in areas. Builders assessment is recommended.

## 9 : OVERALL ASSESSMENT

Please Note: Where evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings (mudding) was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

At the time of the inspection the degree of risk of (subterranean termite infestation) to the overall property was considered to be...

### **9.1 HIGH TO EXTREMELY HIGH**

HIGH TO EXTREMELY HIGH

## 10 : RECOMMENDATIONS

A management program in accord with AS 3660-2000 to protect against subterranean termites is...

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## **10.1 ESSENTIAL**

### **Treatment Essential**

We highly recommend that a preventative treatment in accord with AS 3660-2000 be carried out on the property.

## **11 : FUTURE INSPECTIONS**

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually 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 accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every...

### **11.13 MONTHS**

We recommend that inspections be carried out at least every three months on this property.

## **12 : IMPORTANT MAINTENANCE ADVICE**

Important maintenance advice regarding Integrated Pest Management (IPM) for protecting against Timber Pests:

Any structure can be attacked by timber pests:

Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise: That you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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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 pests. This information forms an integral part of the report.

#### Reasonable Access:

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 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 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;

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 bearer, or, 500mm beneath the lowest part of any concrete floor;

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.

A more invasive physical inspection is available and recommended: As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

#### Concrete Slab Homes:

Concrete Slabs Pose Special Risks: Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

#### Subterranean Termites:

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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 Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

#### How Termites Attack Your Home:

The most destructive species live in large underground nests containing several million 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 colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to aboveground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

#### Termite Damage:

Once in contact with the timber they 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 cost two to five thousand dollars (or more) to treat.

#### Subterranean Termite Ecology:

These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels

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of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since

foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

#### Borers of Seasoned Timbers:

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. 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 which 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, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

#### Anobium Borer (Furniture Beetle) and Queensland Pine Borer:

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

#### Lyctus Borer (Powder Post Beetle):

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that 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. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

#### Timber Decay Fungi:

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along

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with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

## CONTACT THE INSPECTOR

### **CERTIFICATION**

This document certifies that the property described in this report has been inspected by the building consultant in accordance with the level of service requested by the client and the terms and conditions set out in strict accordance with the guidelines for 'Residential Timber Pest Inspections' AS 4349.3 - Inspection of buildings Part 3: Timber Pest Inspections.

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 or timber pest activity and/or damage 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 any clarification then contact the inspector prior to acting on this report.

Inspector's signature:

Inspection Consultant:  
Accreditation Number: