Timber Pest Inspection Report

Provided By

THE INSPECTION AGENCY

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10 Fermoy Link, Darch, 6065

Inspection prepared for: Realmark North Coastal
Date of Inspection: 12/9/2025 Time: 9:00 AM
Weather: Sunny 19C

Inspector: Nick Jacques

An Overview of the Timber Pest Inspection
A timber pest inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A timber pest inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed.
Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Within the report you will find items in RED. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note: If there are no comments in RED below, there were no CRITICAL system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.
Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully. You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, attention or improvement at this time. This may include patching, trimming, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTATIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that requires the attention of the purchaser, seller or agent. This would be the discovery of Timber Pests on the Property, as outlined in the report. This section should be seen as an alert that further action is required to manage Timber Pests.

Items Requiring Attention - Summary

Vendor Inspection

1. Comments

MAINT	PREV	MONIT	DEFR	DEFIC

Please note:
• The independent inspection report has been prepared on behalf of the vendor to provide information to prospective purchasers in relation to the property.

The report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property on the day and time of inspection. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

Rights relating to this report may be passed to a third party by way of purchasing the report from The Inspection Agency.

Inspector

1. Your Inspector

Your Inspector:
• Nick Jacques

Contact Information:
Email: nick@inspectionagency.com.au
Mobile: 0437 956 260

Inspection Type

1. Inspection Type

Type:
• Timber Pest Inspection in accordance with AS4349.3-2010
Reason:
• Vendor Inspection

Inspection Details

1. Attendance

In Attendance:
• Client not present

2. Occupancy

Occupancy:
• Vacant - part furnished.
• Access to some items such as: windows, wall/floor surfaces, tiled surfaces, cabinet/wardrobes interiors, may be restricted by furniture, personal belongings or floor coverings. Any such items are excluded from this inspection report.

3. Inspection Limitations

Deferred
• 1. Entering attics that are heavily insulated can cause damage to the insulation and framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2. Inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with full unobstructed access to these areas in order to determine if pest and/or damage is present.

3. This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.

4. Underground inspection is beyond the scope of this inspection process.

5. The inspection maybe limited by but not limited to -roofing, fixed ceilings, wall linings, floor coverings, tiled areas,fixtures, fittings, furniture, clothes, stored items, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements and earth.

Inspection Summary

1. Conclusion

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:
• Termites, borers & decay/fungus are present in all areas of Australia. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make timber pest activity more visible to avoid economic damage.
• In the inspector's opinion the susceptibility to timber pest attack is considered High.
• This is a summary only and should be read in conjunction with the rest of the report. See the following sections for more information.
Observations:
• Active timber pest were not detected.

2. Termite Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:

Termites play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most common location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls.

Observations:

• There were no live termites found at the property inspected at the date and time of the inspection.

3. Borer Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

• Borer activity is usually determined by the presence of exit holes. Some borer activity and timber decay may exist before the appearance of such exit holes.

Observations:

• No evidence of any wood borers found during the inspection.

4. Wood Decay Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

• Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:

• No evidence of any wood decay / fungi present during the inspection.

5. Delignification Management

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

• Chemical delignification is when the surface of timber has become hairy with wood fibers separating.

Observations:

• No evidence of chemical delignification present during the inspection.

Property Information

1. Home Orientation

Observation:

• The front of the home is facing East.

2. Structure Style

Style:

• Detached

• Single Family Home

Height:

• Single story

3. Structure Type

Wall Construction:
- Double Brick - with internal cavity
- Roof Covering: Tiles

Type:
- Slab

Areas Inspected - Accessibility

1. Restricted Access

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Comments:
- Inaccessible areas have not been inspected. These may include, but are not limited to, concealed frame timbers, eaves, wall linings, floor coverings, tiled areas, fences, furniture, stored items and vegetation may conceal evidence of Timber Pest activity. Inaccessible areas at the time of inspection may include:
- Interior and Exterior
- Internal roof space
- Garage - Shed
- Landscaping
- Fences

Conditions Conducive to Timber Pest

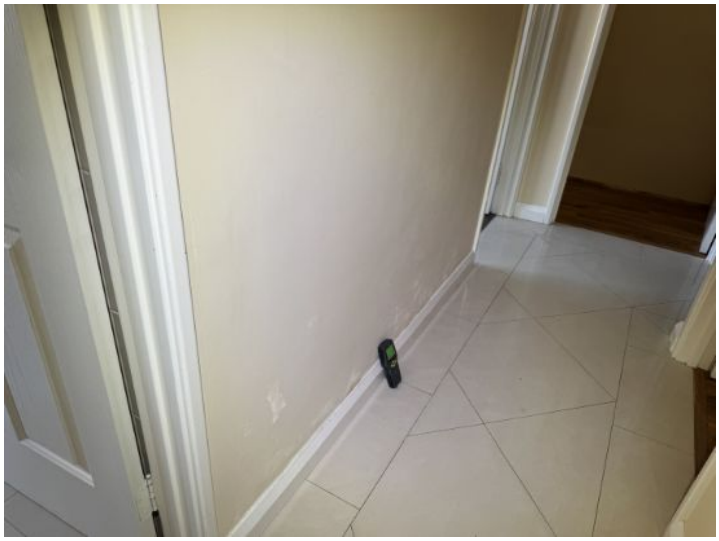
1. Excessive Moisture Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

Comments: Termites spend most of their lives in high humidity and temperature conditions within their colony and workings. To maintain the humidity and temperature in their colony they must have reliable and constant supply of moisture. Areas of excessive moisture is therefore a conducive condition to timber pest attack.

Weather conditions at the time of the inspection were damp.

Observations:
- A moisture meter confirmed the presence of excessive moisture in wall adjacent to family shower.
- See 'Grading and Drainage' section of the report for more information.



2. Bridging

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:
• Where a termite barrier is in place "bridging" is the spanning of this barrier so that termites have a path over or around the barrier. "Breaching" of the termite barrier is where a hole or gap exists in the barrier which allow termites a path through the barrier.

Observations:
• See 'Subfloor Space' section of the report for more information.

Subfloor Space

1. Slab Management

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:
• A building constructed on a concrete slab is susceptible to concealed termite entry.
• In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered by soil.

Observations:
• Slab edges are covered by garden beds and paving.

Internal Roof Space

1. Roof Observations

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Comments:
• Access was available through a manhole in the hallway.
• Limited visibility and access due to insulation and pitch.

Interior

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Plaster walls noted which appeared functional.

2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• There are plasterboard/gyprock ceilings in the property which appear functional.

3. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Aluminum window frames noted.

Grounds

1. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Observations:
• It is important to redirect moisture away from the property to limit areas of excess moisture. Faulty gutters and downpipes in poor condition can cause water to seep into the foundations, causing conditions conducive to termites and fungal decay.
• Overflow pipes from air conditioners and water heaters are a source of moisture. It is important to redirect or extend the pipe away from the home into a drain or soak well to avoid moisture soaking into the foundations.

2. Vegetation Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:
• Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme.

Observations:
• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
• Remove any garden beds abutting the home to eliminate excessive moisture.

3. Garage Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:
• Garage and shed appeared satisfactory.

Observations:
• Often the gap between the slab in the garage and the slab for the home can be a susceptible area for attack. Monitor this area for termite activity in the future.

Exterior

1. Wall Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:
• Brick noted.

Observations:
• There are garden beds which are abutting external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be place between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled. These are risk area for termite activity.

Pest Management

1. Recommendations

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

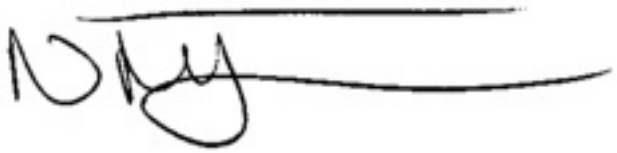
- It is recommended that any available records and associated paperwork from the current property owner is requested with regard to previous treatment.
- A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.
- If termite activity or damage is noted it is possible that further termite damage may be present in concealed areas.
- There is no record of any recent termite barrier treatment to the property.

Observations:

- Termite inspections are recommended every 12 months.
- Update to termite barrier treatment is recommended.

Thank You

Thank you for the opportunity to undertake this inspection for you.
Sincerely



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Service Agreement

SPECIAL CONDITIONS

The Inspection Agency has partnered with Austoria Pty Ltd to conduct timber pest or termite inspections when booked. Austoria Pty Ltd has independent Professional Indemnity Insurance. The client acknowledges that The Inspection Agency is indemnified from any claim made as a result of the timber pest inspection and any dispute will be handled by Austoria Pty Ltd and their representatives.

A.1 TERMS AND CONDITIONS

SERVICE

As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a "Pre- Purchase Standard Timber Pest Inspection Report".

PURPOSE - The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION - This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building &Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.
Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA - Where possible, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Note. If the building was not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection was based on the general knowledge and experience of the Consultant.
Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.
This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) &(b) are excluded from consideration in this Report.
If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this Report.
The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS - The Client acknowledges:
1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include –but are not limited to –roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection
Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS - The Client acknowledges:
1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

DEFINITIONS

Timber Pest Attack means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity means telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed. Conditions Conducive to Timber Pest Attack means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client means the person or persons for whom the Timber Pest Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable

Building and Site means the main building (or main buildings in the case of a building complex) and all timber structures (such as out buildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

(a) Chemical Delignification - the breakdown of timber through chemical action.

(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.

(c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.

(d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.
Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means where appropriate the carrying out of Tests using the following techniques and instruments:

(a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;

(b) stethoscope - an instrument used to hear sounds made by termites within building elements;

(c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and (d) sounding - a technique where timber is tapped with a solid object.

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.
The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to –inside walls, the interior of a flat roof or beneath a suspended floor filled with earth

Building Interior - The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

Building Exterior, Roof Exterior and Site - The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space - Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space - Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A.3 TERMITES

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

IMPORTANT NOTE. As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection. Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant. Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner’s obligation to maintain the treatment and/or management system. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises 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 minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

A.4 CHEMICAL DELIGNIFICATION

General Description of Attack Surface of timber appears very hairy; and wood and ‘hairs’ separate Economic Significance Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defribrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

A.5 FUNGAL DECAY

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that

area where evidence of decayed timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.6 WOOD BORERS

General Description of Attack As the attack proceeds, borer larvae eat through the wood leaving a dust called “frass’. Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

IMPORTANT NOTE: As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

Economic Significance Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.
The Lyctid Borer - The most common lyctid borer in Australia is Lyctus brunneus (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger- dimensional timbers (such as rafters, bearers and joists) in a building 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 cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

The Anobiid Borer - There are many different species of Anobiid borer, the most frequently encountered being Anobium punctatum (furniture beetle) and Calymmaderus incisus (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with nonsusceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work

Other Borers A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant

Management Program Wherever practical, remove any conditions conducive to attack (e.g. Anobium borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.7 CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.
The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Bridging or Breaching of Termite Management Systems and Inspection Zones Physical and/or chemical management systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the management system is bridged or breached With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material management systems, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite management systems have been installed, the building owner should ensure that the integrity of the management system remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite management system. Where attachments to buildings such as steps are not provided with a termite management system or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite management systems are often breached by the installation of services. Any disturbance of the management system should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

Untreated or Non-Durable Timber Used in a Hazardous Environment To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of

sufficient durability and/or is adequately preservative treated. Where evidence of this condition exists, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work

Other Conditions Conducive to Timber Pest Attack If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.

A.8 RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Report.