CHAMBERS PEST SOLUTIONS PTY LTD

ABN 63 889 845 772

P.O Box 39 North Perth WA 6906

(08) 9313-2871 Email: info@pestcontrolperth.info

VISUAL TIMBER PEST INSPECTON & REPORT IN ACCORD WITH AS 4349.3

REPORT NUMBER:

SITE OF INSPECTION:

Time Of Inspection:

Client Details:

Phone:

PROPERTY DETAILS:

ROOF:	Tile
WALLS:	Studwalls
FLOOR:	Concrete/Timber
GROUND:	Level

Chambers Pest Solutions Pty Ltd

Tax Invoice **ABN 63 889 845 772**

With Compliments

Client Name:

Invoice Number:

Date: *12/11/2014*

Fee: *$195.00_Inclusive of GST*

Payment is due within 5 working days of inspection.

Penalty fee will be charged on late payments

Payment Methods:

Direct Transfer: in to Chambers Pest Solutions Pty Ltd bank account
Name: CHAMBERS PEST SOLUTIONS PTY LTD
Bank: ANZ
BSB: 016-376
Account Number: 2024-06412
Reference: Please use Invoice number (See above)

Personal cheque / money order: payable to Chambers Pest Solutions Pty Ltd
P.O.Box 39 North Perth WA 6906
Reference: Please use Report/Invoice number (See above)

Summary Only

IMPORTANT DISCLAIMER

- 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 a discrepancy between anything in the report and anything in this summary, the information in the report shall override that in this summary.

ACCESS

Are there any area(s) and/or section(s) to which access should be gained? X Yes ☐ No

Details:____No available access to laundry, toilet and bathroom roof void (flat roof) _____
_____

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found? ☐ Yes X No

Details: ___

If yes, was any form of treatment carried out? ☐Yes X No

Details:

Was visible evidence of subterranean termite workings or damage found? ☐Yes X No

Details:

Was visible evidence of borers of seasoned timbers found? ☐Yes X No

Details:

Was evidence of damage caused by wood decay (rot) fungi found? ☐Yes X No

Details:

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accordance with AS: 4349.3

BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

Type:	X Domestic	☐ Commercial	☐ Apartment/Unit/Flat		☐ Other: _____
Height:	X Single Story	☐ Multistory	☐ Split Level		☐ Other: _____
Built From:	☐ Cavity Brick	☐ Brick Veneer	☐ Aluminum	☐ Stucco	☐ Weather-board
	☐ Concrete Block	☐ Other Sheeting	X Hardiplank	☐ Stone	☐ Other: _____
Piers Type:	☐ Brick	☐ Concrete	X Timber	☐ Stone	☐ Other: _____
Roofing:	X Iron	☐ Aluminum	☐ Tile		☐ Other: _____
Flooring:	☐ Timber	X Timber with Concrete Areas		☐ Chipboard	☐ Concrete Slab

☐ Timber with Hardboard Areas ☐Other: _____

* When a building or part of a building is constructed on a concrete slap it is always more susceptible to concealed termite entry.

AREAS INSPECTED:

* Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

X Sub-floor X Exterior X Interior X Roof Void ☐Garage X Fences X Landscaping

X Out Buildings* X Grounds (posts, stumps, trees) ☐ Other: _____

*Type: __Shed_____

AREAS NOT INSPECTED:

* No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc. Furnishings, furniture & stored items were not inspected.

Other area(s)* to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the reason(s) why included:

☐Sub-floor because_____

☐Exterior because_____

☐Interior because_____

☐Roof Void because_____

☐Garage because_____

☐Out Buildings because_____

☐Fences/retaining wall because_____

☐Edge of concrete slab_____

X_Studwalls;Unable to see into sealed frame constructions_____

☐_____

Area(s)* in which visual inspection was OBSCTRUCTED or RESTRICTED and the reason(s) why included:

☐ Sub-floor because _____

☐ Exterior because_____

☐ Interior because_____

☐ Roof Void because_____

☐ Garage because_____

☐ Out Buildings because_____

☐ Fences/retaining wall because_____

☐Edge of concrete slab_____

*Please not since complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of timber pests or damage

☐Sub-floor ☐ Interior ☐ Roof Void ☐ Garage ☐ Out Buildings ☐ Edge of concrete slab

☐Other: _____

Was the property furnished at the time of inspection? XYes ☐No

* Where a property at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

SUBTERRANEAN TERMITES

Were active termites (live insects) present at the time of inspection: ☐Yes XNo

Location:_____

_____

_____

_____

_____

The termites are believed to be: ☐ Coptotermes Species ☐ Schedorhinotermes Species ☐ Nascutitermes Species ☐ Heterotermese Species ☐ Mastotermes Species ☐ Other: _____

And have the potential to cause ☐ Moderate ☐ Moderate to Large ☐ Large amounts of damage to timber including structural damage.

A termites nest was found in: Location:

_____

_____

_____

Was any form of treatment carried out to areas where active termites were located? ☐ Yes X No

Details:_____

_____

_____

_____

Visible evidence of subterranean termite workings and/or damage was found in:

_____

_____

*** VERY IMPORTANT**: Where any termite activity or damage is noted above you must realize that further termite damage may be present in concealed areas. (see clauses 3, 4 and 5 on page 6).

Whilst we are not builders, the termite damage appears to be: ☐ Moderate ☐Moderate to extensive ☐ Extensive (see clause 4 on page 6).

* **IMPORTANT**: 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 realize 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 inspection 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 utilizing and alternative feeding source. Continued, regular inspections are essential. Unless written evidence of a termite protection program in accord with *"Australian Standard 3660-Protection of buildings from subterranean termites"* is provided, a treatment should always be considered to reduce the risk of further attack.

The following evidence of a possible previous termite treatment was found:__*No* _____

_____

Was a durable sign located in the meter box indicating a barrier system has been installed: ☐Yes X No

System: _____

_____

This firm can give no assurance with regard to work the may have been previously performed by other firms. The firm that treated the property must be contact for treatment and warranty information. In many cases re-treatment may be required.

SUBTERRANEAN TERMITE TREATMENT RECCOMENDATION

A management program in accord with AS 3660 to protect against subterranean termites is considered to be

X Essential ☐ Strongly Recommended ☐ Not Essential BUT regular inspection are essential.

Termite Shields (Ant Caps) should be in good order and condition so termite mud tubes are exposes 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, only then should the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding or chemical barrier may be installed to provide a barrier to replace the use of shielding. Missing damaged or poor shields increase the risk of infestation.

Whilst not a builder it appears that termite shields are generally: ☐ Adequate X Inadequate ☐Not Applicable

*If considered inadequate a builder or other building expert should be consulted. NB Physical barrier systems are not visible to inspect and no comment is make on such systems.

Other areas and/or situations that appear conductive to (may attract) subterranean termite infestations are:

Accessibility (Ease of Inspection):_____

Influence of nearby areas: _____

Other damp areas_____

Storage:_____

Timber in ground contact:_____

Non-durable timbers:_____

Bridging of barriers or slab edges_____

At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be: X Moderate ☐ Moderate to High ☐ High

FUTURE INSPECTIONS

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:

X12 Months ☐ 6 Months ☐ 3 Months ☐ Other: _____

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

BORERS OF SEASONED TIMBER

Visible evidence of borer activity and/or damage was found in:_____No_____
_____
_____

The species of borer is believed to be: ☐ Lyctus brunneus (powder post beetle)

☐ Anobuim punctatum (furniture beetle) ☐ Calymmaderus incuses (Queensland pine beetle)

☐ Other:

_____

While we are not builders the borer damage appears: ☐ Moderate ☐ Moderate to extensive ☐ Extensive

*Note: *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. Unless proof of treatment is provided, *Anobium, punctatum* (Furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle) must always be considered active, because unless the timber is ground up, one cannot determine conclusively if activity has ceased. Treatment or preferably timber replacement is required.

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.

Borer treatment recommendation: Replacement of affected timbers is always preferred since, in the event of selling the property in the future it is probably that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against furniture beetle and/or Queensland pine beetle can be considered as al less effective, lower cost option. Before considering this option though you should consult with a builder (see page 6, clause 4) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed.

FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

Evidence of damage caused by wood decay (rot) fungi was found in: _____
_____
_____

Whilst not builders the fungal decay damage appears: ☐ Moderate ☐ Moderate to extensive ☐ Extensive
(see clause 4 on page 6)

ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

Drainage: Poor drainage, especially in the sub-floor increases the likelihood of Timber Pest attack.

While not a plumber, it appears that drainage is generally: XAdequate ☐Inadequate ☐ Not Applicable

Comments on Environmental Conditions:

_____
_____

Water Leaks: Water Leaks, especially in or into the sub floor or against the external walls, increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack.

Whilst not a plumber, it appears that water leaks are: X Not Present ☐ Present
Details of water leaks are:_____

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. Slab edges are often concealed by concrete paths, patios, pavers, garden beds, etc. Where this is the case you should arrange to have the slab entry exposed for inspection to confirm whether concealed termite entry is possible.

Where the slab edges exposed all around the property: ☐ Yes ☐ No (Arrange for slab edges to be exposed) X Not Applicable

Weep Holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the week holes. They should be cleaned and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air: X Yes ☐ No (Arrange for weep holes to be exposed) ☐ Not Applicable

GENERAL PEST ACTVITY

While carrying out this inspection, evidence of general pest activity was found as follows:

The Inspection and Report was carried out by: _____JOHN CHAMBERS _____

State Licence No: ___3176_____ Insurance Termite Accreditation ____1954_____

Dated this _____12th_____ day of _____November_____ 20 14__

SIGNED FOR AND ON BEHALF OF *CHAMBERS PEST SOLUTIONS*

(12/11/2014)

Visual Timber Pest Report

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 AS4349.3 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 below) was both available and permitted on the date of the 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.

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 or seasoned timber and wood decay fungi (hereinafter referred to as “Timber Pests”), present on the date of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) 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.

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 future infestation of Timber Pests will not occur or be found.
4. **DETERMINING EXTENT OF DAMAGE** – This report does not and cannot state the extent of damage. It is NOT a structural damage report. We claim no expertise in structural engineering. If any evidence of Timber Pest Activity or damage is reported, then it must be assumed there may be some structural damage. A qualified person such as a builder, engineer, architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed by this report or not.
5. **POSSIBLE HIDDEN DAMAGE** – If Timber Pest activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg; framing timbers. An INVASTIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
6. **CONSUMER COMPLAINTS PROCEDURE** – In the event of any controversy or claim arising out of or relating to this Timber Pest Property Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation, then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

BEFORE you decide to purchase this property 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 to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified 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 open 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 heavy furniture or stored goods.

Area	Access Hole	Crawl Space	Height
Roof Interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Sub Floor	500 x 400mm	Vertical clearance **Timber Floor:** 400mm to bearer, joist or other obstruction **Concrete Floor:** 500mm	
Roof Exterior			Accessible from a 3.6m ladder

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual only inspection. 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 suspect 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

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, pavers, garden beds, lawns, foliage etc., then it is possible for termites to affect a 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 to ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.

SUBTERRANEAN TERMITE

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests show that 1 in every 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In face, 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 singly colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 meters to enter your home, where there is a smorgasbord of timber to feast on. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They can even build mud tubes to gain access to the above ground 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 the excavate it, often leaving on 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 or in place or poorly maintained. Termites' form nests in all sorts or 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 ground 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 in to 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 inspection difficult, it not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection or 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 level of activity. Older damage hat has dried out will 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 duct work 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 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 and their presence could be detected. Where floors are covered by carpets, tiling or other floor coverings and where no access to the sub-floor 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 the instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area). Pine timber is favored by this beetle and although the sapwood preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service of 10-20 years or more and mostly involves flooring and timber wall paneling. 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 24% 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 most attack during the first 6-12 months of service life of timber. As only the sapwood is

destroyed, larger 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 sub floor, 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 with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungi decay is attractive to termites and if the problem is not rectified it may way lead to future termite attack.

General Remarks – A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest Activity is found it is strongly recommended that more invasive inspection be performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practical, for evidence of termite activity. 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.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Timber Pests

Timber pests can attack any structure and periodic maintenance should include measures to minimize 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 timbers 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.**

It is <u>strongly recommended</u> that a full inspection and report be carried out every six months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS3600 to minimize the risk of termite attack. There is no way of preventing termite attack. Even AS3600 advises that "*the provision of a complete termite barrier will impede and discourage termite entry in to a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."*

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 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 licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES – This report is made solely for the use and benefit of the Client named on the front of this report. No liability of responsibility whatsoever, in contact or tort, is accepted to any third party who may reply on the Report wholly or in part. Any third party acting or replying on this report, in whole or in part, does so at their own risk.