Inspection Report

Provided By

Smart move Inspection Services

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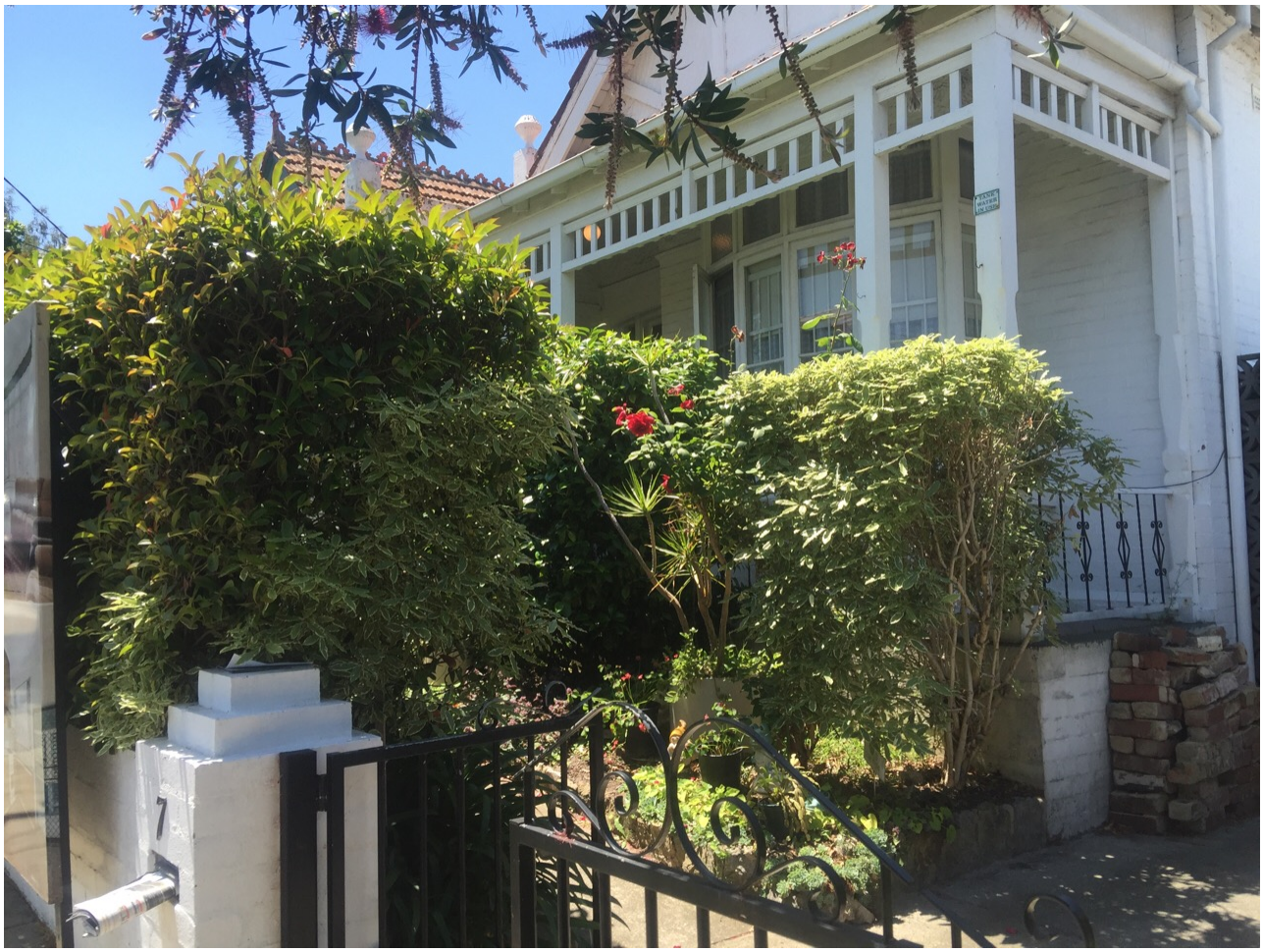
STANDARD VISUAL ONLY TIMBER PEST INSPECTION REPORT PERFORMED IN ACCORDANCE WITH AUSTRALIAN STANDARD 4349. 3. 2010

Property Address

7 Carnarvon Street, Caulfield North



Report Information

Client Information

Client Name	Roisin & Richard Jones
Email	roisinjones1@gmail.com

Inspection Information

Report/Agreement #	181115023860
Inspection Date:	18 Nov 2015
Inspection Time:	01:00 PM

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IMPORTANT INFORMATION

Observations

Please Read

This Pre-Purchase Standard Visual Pest Inspection Report (hereinafter called " the report) is issued subject to the Scope, Limitations, Exclusions and Definitions of the inspection and report as set out in this document

IMPORTANT NOTE: The client acknowledges that unless stated otherwise, all recommendations or advice given in this report should be implemented immediately and should be implemented by either the vendor or purchaser. It is important that the client understands that termites can attack a property at any time. Although we cannot guarantee that termites will never attack the property reducing the risks reduces the chance of an attack so the quicker the risks are reduced The less chance there is of termites attacking the property. We accept no responsibility whatsoever should the client not adhere to any recommendations or advice given in this report.

This summary is not the report. The following report must be read in full in conjunction with this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the report, the information in the body of the report shall override this summary.

Please note that the inspection covered only the readily accessible areas of the property. The inspection did not include those areas that were not readily accessible at the time of the inspection. It is therefore highly recommended that and more invasive inspection to any area or areas not inspected or not readily accessible at the time of the inspection be re-inspected before a purchasing decision is made.

So that there is no misunderstanding it is also recommended that the client takes the time to read the entire report and not just the observation point in the report.

If there is anything in the report with the client does not understand or requires more information on then, please do not hesitate to call the inspector that carried out this inspection Who will be able to answer your questions before a purchasing decision is made.

ACCESSIBILITY

Accessibility

Overall Risk Factor

It should be noted that even if the risk factor is high, this is not meant to deter the client from purchasing the property. It is just to make the client aware that increased vigilance is warranted and any recommendations regarding reducing conditions or frequency of inspections should be headed by any property owner. Often by reducing or eliminating some or all conditions, may lower the risk factors.

It is strongly recommended that:-

(A). A pest management consultant be engaged to manage any reported timber pest activity and provide an ongoing timber pest management plan and system

(B). For all reported evidence of timber pest workings or damage further investigation should be conducted to establish the extent of any hidden activity and damage not identified during this inspection.

(C). That all reported conditions conductive to timber pest attack are removed.

(D). That a further inspection be conducted of areas identified in the report that we are not readily accessible, inaccessible or obstructed once access has been provided or the obstruction removed.

Due to the level of accessibility for the inspection including the presence of obstructions, The overall degree of risk of undetected timber pest attack and conditions conductive to timber pest attack were considered to be

EXTREMELY HIGH

SUMMARY ONLY NOT THE REPORT

THIS IS A SUMMARY PAGE ONLY AND NOT THE REPORT

Where there areas that could not be gained and inspected YES

Was there any evidence of (Live) Active Termites in the areas that were able to be inspected at the time of the inspection NO

In addition to this report the installation or reinstatement of a Subterranean Termite Management Programme is considered ESSENTIAL

Evidence of Termite activity (Including workings) and or working WAS OBSERVED

Evidence of a possible previous Termite Management Programme WAS NOT OBSERVED

The next inspection to detect any future Timber Pest Attack is recommend in 3 Months

Evidence of new timbers WAS OBSERVED

Evidence of Chemical Delignification Damage WAS NOT OBSERVED

Evidence of fungal decay WAS OBSERVED

Evidence of wood borer damage WAS OBSERVED

Evidence of Conditions Conductive to Timber Pest Attack WAS OBSERVED

Areas Found Conductive to Timber Pest Attack that Requires Rectification WAS OBSERVED

Evidence of Safety Hazards Caused By Timber Pests WAS NOT OBSERVED

SERVICE REQUESTED BY CLIENT & THE PURPOSE

SERVICE REQUESTED BY CLIENT

Please Read

The service requested by the client is a Standard Timber Pest Inspection. To avoid any misunderstanding as to the type of inspection I will carry out and as to the scope of the resulting report you should immediately read, sign and return A copy of the pre-purchase agreement to us. If you fail to return the copy to us and do not cancel the requested inspection then you agree that this document forms the agreement between you and us. We will carry out the inspection and report as ordered by you in accordance with this agreement and you agree to pay for the inspection on delivery of the report.

PURPOSE OF INSPECTION

Please Read

The purpose of this inspection is to assist the client to identify and understand any timber pest issues and conditions conductive to timber pests observed at the time of the inspection.

IMPORTANT INFORMATION

THIS IS NOT A STRUCTURAL INSPECTION

Structural inspections must be carried out by the appropriate qualified person I.e (qualified structural engineer or licensed and registered building contractor). If termite damaged is observed to timbers such as floor bearers, wall framing timbers, roof framing timbers, retaining walls, balcony timbers or other load bearing timbers then the inspector will advise the client to engage either a structural engineer or licensed and registered building contractor for advice and recommendations before a purchasing decision is made.

BRIEF DESCRIPTION OF THE PROPERTY INSPECTED

Below Is a Brief Description Of The Property Inspected

ORIENTATION

THE FRONT DOOR OF THE PROPERTY FACES THE STREET

BUILDING TYPE

THE BUILDING TYPE IS A SEMI DETACHED PROPERTY

NUMBER OF STORIES

THE PROPERTY IS A SINGLE STOREY

SITE FACTORS

THE BLOCK IS A SLOPING BLOCK AND APPEARS TO BE POORLY DRAINED

OCCUPANCY STATUS

THE PROPERTY IS FULLY FURNISHED

MAIN BUILDING FLOOR CONSTRUCTION

SUSPENDED TIMBER FRAMED

MAIN PROPERTY FOUNDATIONS

TIMBER & CONCRETE STUMPS

MAIN PROPERTY WALL CONSTRUCTION

TIMBER FRAMED & SOLID BRICK WITH WEATHERBOARDS

MAIN PROPERTY ROOF CONSTRUCTION

TIMBER FRAMED WITH TILES & SHEET METAL CLADDING

INTERNAL TIMBER ELEMENTS

INTERNAL TIMBER ELEMENTS INCLUDING FLOORING

READILY ACCESSIBLE AREAS INSPECTED

IMPORTANT INFORMATION

Please Read

This section of the report describes which areas of the property were included in the scope of the inspection and what parts of those areas the timber pest detection consultant was unable to inspect and the reason why. The timber pest detection consultant has included an assessment of the risk of there being structural defects or damage in areas unable to be inspected because they were inaccessible or restricted. The client should give careful consideration to the need or otherwise or further actions of restricted or inaccessible areas.

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, was not readily accessible or obstructed at the time of the inspection. Areas which were not normally accessible and were not inspected include but are not limited to inside (cavity walls structures (cavities, voids etc) the interior of flat or low pitched roofing or beneath a suspended floors filled with earth.

The inspection covered the readily accessible parts of the following areas:

THE BUILDING EXTERIOR

THE BUILDING INTERIOR

PART EXTERIOR

PART ROOF SPACE

THE SUBFLOOR SPACE

THE ROOF EXTERIOR

THE SITE

AREAS NOT INSPECTED

IMPORTANT INFORMATION

Please Read

The inspection did not include the following areas because they were not readily accessible or inaccessible or obstructed at the time of the inspection. As it is possible that these un-inspected areas may be concealing evidence of timber pest activity and or damage, we strongly recommend that a re inspection be conducted once these obstructions have been removed. Where the obstruction is of a permanent nature, I.e. part of the building structure or fitted flooring coverings, a more invasive inspection these areas is recommended. An invasive inspection may require actions such as the cutting of traps in floors, removal of wall linings, lifting of floor coverings, removal of thermal insulation and the like. Underground inspections are beyond the scope of this standard. For example, house stumps below ground level, tree roots, soil side of retaining walls, and parts of fence posts and other timbers buried below ground level are excluded from this standard.

EXTERNAL LEFT SIDE OF PROPERTY ON NEIGHBOURING PROPERTY

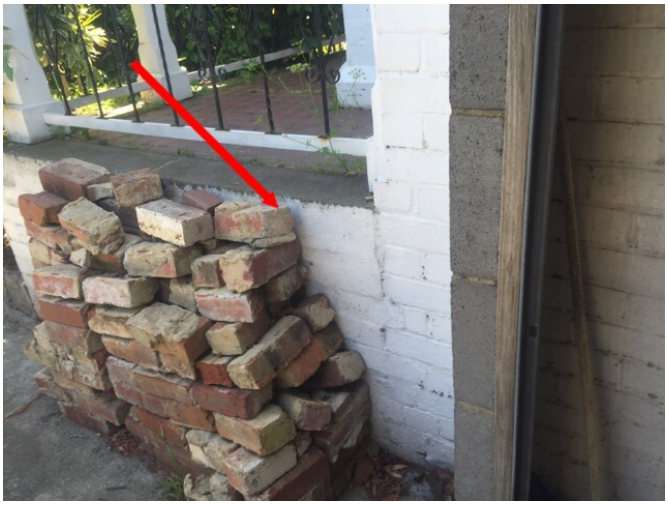
NOT INSPECTED

No inspection was carried out to the external left hand side of the property due to access to this side of the property being on the neighbouring property. Recommend that the client seeks permission from the neighbouring property owner authorising us to entry there property so that and an inspection to this area can be carried out.

CONCRETE LANDING AREAS AND OR STEPS

NOT INSPECTED

No inspection was carried out to any concrete landing areas or steps cavities due to there being no access point into these areas. Recommendations a more invasive inspection is recommended to these areas as the cavity areas may be concealing timber pest activity. Where a more invasive inspection is impractical then a termite management program in accordance with AS3660 should be undertaken.



FLAT ROOF SECTIONS

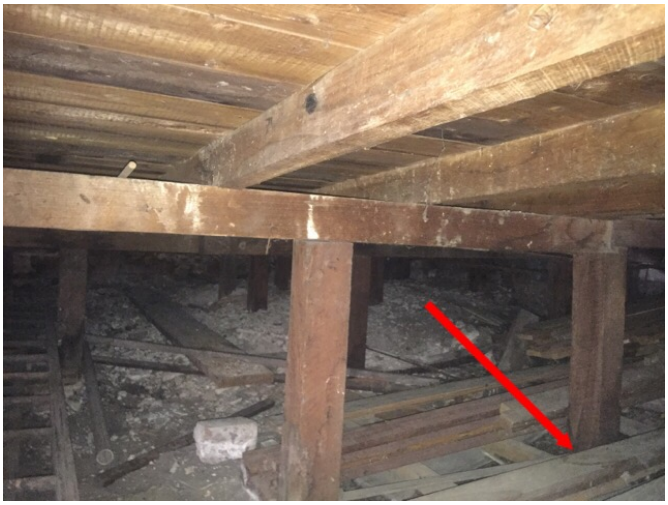
NOT INSPECTED

No inspection was carried out to the flat roof sections of the property due to there being no crawl space available to these areas. You will need to seek advice from either a licensed builder or qualified roofing plumber to have the cladding removed and replaced once the inspection of the roofing timbers has been completed. This should be done before a purchasing decision is made.

TIMBER STUMPS

NOT INSPECTED

No inspection was carried out to any timber stumps below the surface of the ground. It is important that the client understands that timber pest activity and or damage may be evident to these concealed areas. The removal of soil from around timber stumps is not within the scope of the inspection. Termites can, if termites shields are not installed enter the property via the centres of the stumps and are sometimes undetectable to the inspector.



OBSTRUCTIONS TO AREAS INSPECTED

IMPORTANT INFORMATION

Please Read

The timber pest detection consultant did not move or remove any ceilings, Wall coverings, floorcoverings, (including carpets and wooden floorboards), and furnishings, equipment, appliances, stored items including personal items or other household goods. In an occupied property furnishings or household items maybe concealing evidence timber pest attack and or damage which may only be revealed when the item or items are moved or removed. A further inspection of the vacant property is strongly recommended in this case.

The following parts or parts of the building interior were not accessible or inaccessible or obstructed at the time of the inspection because of:

FLOOR COVERING

RESTRICTED THE INSPECTION

Floor coverings were present and obstructed an inspection to the upper side of the internal flooring. Floor covering can conceal timber pest activity and or damage and it is not until the floor covering(s) have been moved or remove that possible timber pest activity and or damage is found.

INTERNAL WALL LININGS

RESTRICTED THE INSPECTION

Internal wall linings obstructed a visual inspection to the wall framing timbers. It is very important that the client understands the sometimes timber pest damage may exist to these conceal wall framing timbers and could not be identified at the time of the inspection. Damage wall framing timbers my only be found when wall linings are removed due to renovation work for some other reason.

FURNITURE AND STORED ITEMS

RESTRICTED THE INSPECTION

Furniture, stored items and personal items were present to various rooms and cupboards throughout the property which restricted and obstructed the inspection. Stored items, and furniture items should be removed to allow more complete inspection to be carried out. Active termites or other timber pest damaging pest may be present and not detected in the areas were the inspection was limited, obstructed or access could not be gained.
Recommendations: A reinspection of the property is recommended once all furniture and stored items have been removed.

OUTBUILDING COMMON PROPERTY, WALLS & FENCING

RETAINING WALLS

Note & observations

The Timber Pest Consultant cannot trespass on adjoining properties to inspect retaining walls and fencing. Some defects to retaining walls and fences may only be visible from the adjoining properties. Timber retaining walls and other garden timbers can and do attract termites. Termites often build nests in behind timber retaining walls especially retaining walls built with in-treated timbers and use these timbers to feed off. Un-treated timbers used to construct retaining walls are also more susceptible to fungal decay (Rot).

Not applicable there are no retaining walls

FENCING

Note & Observations

Only the exposed timbers to the fencing base boards, palings and posts were inspected. Fencing timbers buried below the surface of the ground or covered by soil and or vegetation were not inspected. A gap of at least 75mm should be maintained between the fencing timbers and the ground to help prevent termites from gaining direct concealed entry into these timbers.

OUTBUILDING(S)

Note & Observations

The consultant did not move or remove any stored items, ceiling and or wall linings, floor coverings furnishing or equipment. Recommend that all stored items are removed and another inspection this area(s) is carried carried out.

Not applicable due to there being no outbuilding on the property

COMMON PROPERTY

Note & Observations

In the case of strata and company title properties or other equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, The client may have additional liability for timber pest activity and damage in the common property. The additional liability can only be addressed through the undertaking of a special purpose inspection report.

No inspection was carried out to the common property as per the Australian Standard. We recommend that the client named at the top of this report and the owner or owners of the neighbouring properties have regular termite inspections carried out at least once every 12 months or earlier if termites are suspected.

SUBTERRANEAN TERMITES

Important Information

Notes & Observations

As a delay may exist between the time of an attack and the appearance of tell-tale signs associated with their attack, it is possible that termite activity and damage exists but not discernible at the time of inspection.

Due to the secretive nature of termite behaviour and the fact that no active termites were observed despite the best endeavours timber pest detection consultant at the time of the inspection should not be taken as a guarantee that no termites were present. Termites may be present but undetectable or may have temporarily vacated at the time of the inspection.

Termites are capable of extensive activity and damage over a short period where the conditions are such activity. The client should be aware that significant damage and activity can occur period as short as a few weeks. The client is encourage therefore to implement recommendations in this report promptly to reduce the risk of such activity.

General description of attack: timber hollowed beneath, some cracking of the surface timber, earthen channels present; pale faecal spots present.

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(s) may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timbers should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 30 metres of any building on the property then you must always assumed that the termites may also be active in the areas of the property not inspected. Accordingly where the termites are known to be economic significance, a further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of the inspection.

Australian standards 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 commence sooner and damage to be minimised.

Inspections at intervals not exceeding 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.

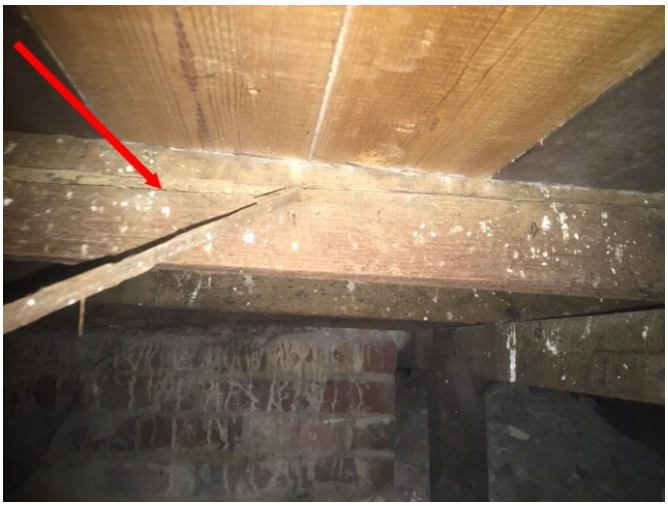
NO LIVE TERMITES WERE OBSERVED

There was no visible evidence of active (live) termites observed to the areas that were able to be inspected the time and inspection. Please note that although there were no live termites found does not mean termites will never attack the property. It is very important regular termite inspections are carried out at least once every 12 months and with high-risk properties at least once every 3 to 6 months.

TERMITE DAMAGE AND/OR WORKINGS WAS FOUND

Evidence of termite workings and damage was found but not limited to the following areas.

Damage to a joist under the lounge room



CONCEALED TERMITE DAMAGE

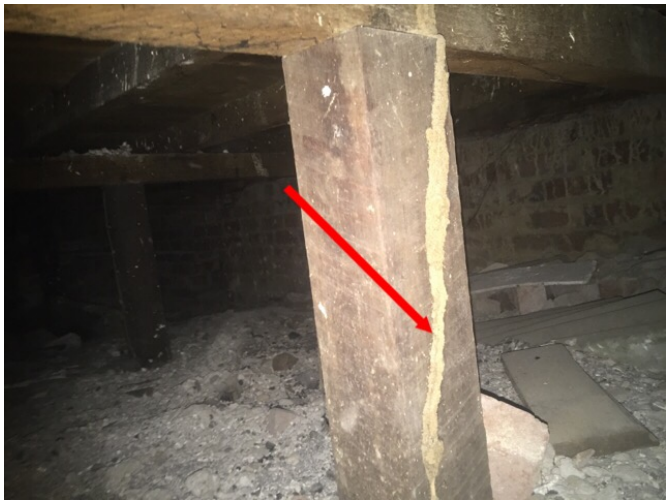
The client needs to be aware that termite damage may exist to concealed areas such as wall framing timbers that could not be identified at the time of the inspection unless a further more invasive inspection is carried out such as the removal of wall linings. Permission from the property owner (in writing) would be required and any costs involved would be payable by either the vendor and or purchaser.

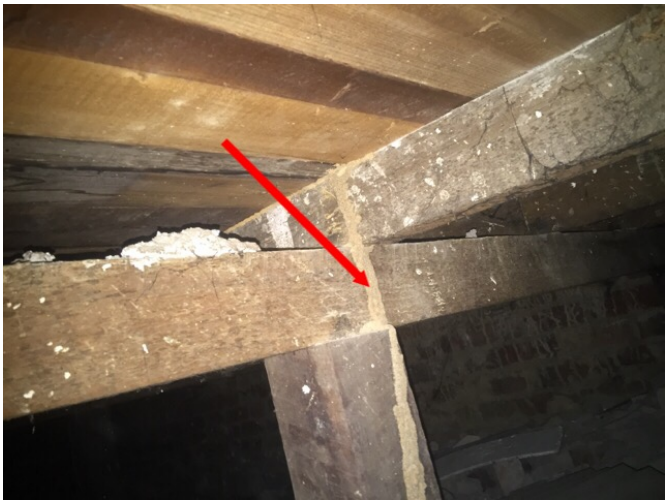
IMPORTANT NOTE ALTHOUGH NO LIVE TERMITES WERE OBSERVED

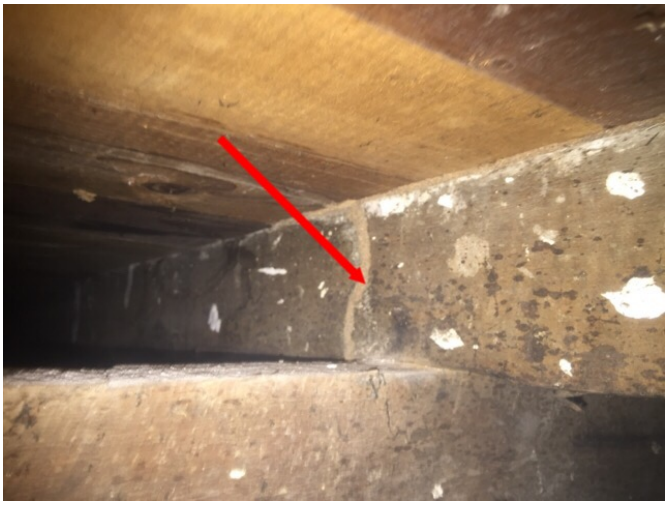
Termite damage was observed but there was no evidence that a termite management program has been carried out. So although no live (active termites) were observed, termites may return at any time. It is highly recommended that a termite management program is carried out as per AS 3660 followed up by annual termite inspections as soon as possible

TERMITE MUD LEADS WERE OBSERVED TO THE SUBFLOOR AREA

Evidence of termite mud leads were observed in the subfloor area. Mud leads are constructed by subterranean termites these allow them to travel over obstacles and surfaces while remaining protected from the outside environment. These are typically constructed from "mud like" material of soil, faeces and re-worked building materials. Recommendations if there is no evidence of termite management program being carried out then I highly recommend that a treatment in accordance with AS 3660 is carried out. The client also needs to be aware that concealed termite damage may be evidence

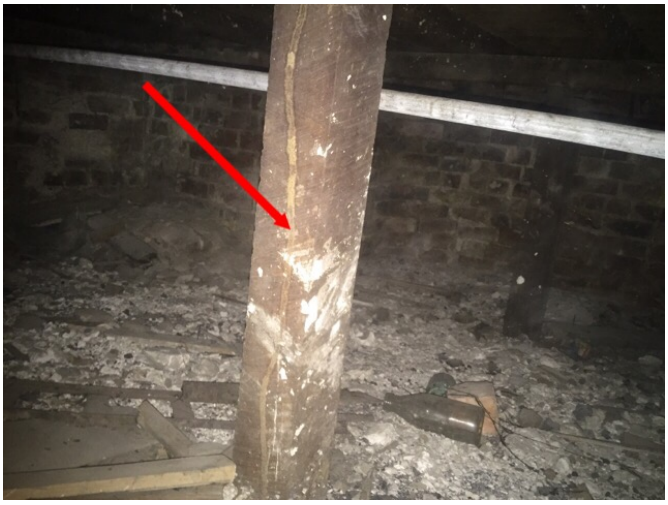






HISTORIC MUD LEADS WERE OBSERVED TO THE SUBFLLOR AREA

There is evidence of historic termite mud leads in the subfloor area. Mud leads are constructed by subterranean termites these allow them to travel over obstacles and surfaces while remaining protected from the outside environment. These are typically constructed from "mud like" material of soil, faeces and re-worked building materials. Sometimes these leads are removed for some reason it maybe that the leads have dried out and fallen off the stumps and or foundation walls or they may have been removed so that detecting evidence of termite is made harder for the inspector. Recommendations if there is no evidence of termite management program being carried out then I highly recommend that a treatment in accordance with AS 3660 is carried out. The client also needs to be aware that concealed termite damage may be evidence



HIGHLY RECOMMEND A TREATMENT IS CARRIED OUT

We highly Recommend a treatment in accordance with Australian Stanard 3660 is carried out to help protect the property from any possible future termite attack. Please speak to the inspector that carried out this inspection

TERMITES SHIELDS

Important Information

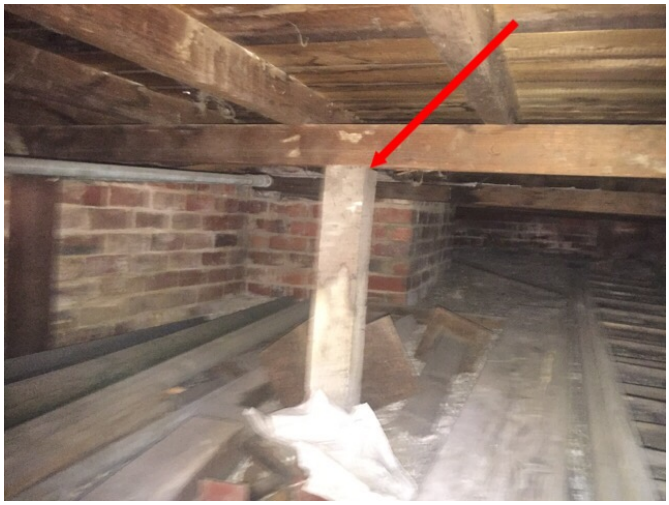
Notes & Observations

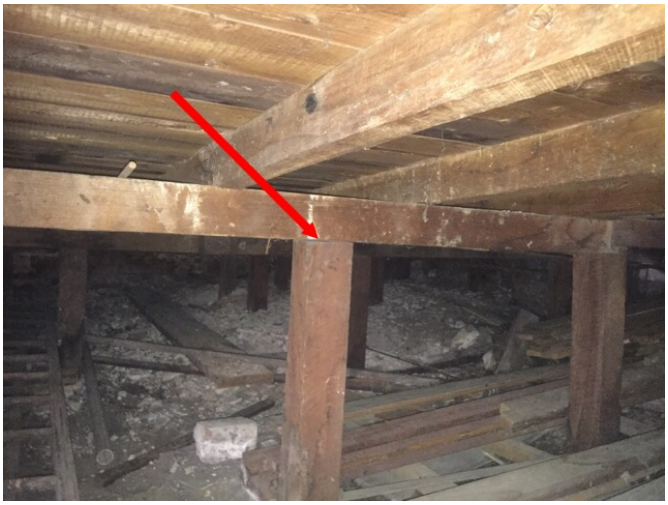
Termite shields should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered 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 into the building. Missing, damaged or poor shields increase the risk of termite infestation.

NONE INSTALLED

NOTE

There are no termites shields installed. Please Note although they do not prevent termite attack they do aid in their detection. If the property has timber stumps termites can gain entry into the property via the centres of these stumps undetected. Recommend that the client Either carries out a termite management program as per AS 3660 or have annual termite inspections carried at intervals not exceeding 12 months.





EVIDENCE OF A PREVIOUS TERMITE TREATMENT

EVIDENCE OF A PREVIOUS TERMITE TREAMENT

Notes & Observations

If a termite treatment has been carried or a termite system has been installed then further information on the type of termite protection installed and its life expectancy, maintenance and warranties should be sought from the vendor.

WARNING: If evidence of drill holes in concrete paths, driveways or paving or evidence of trenching of the soil to the subfloor interior perimeter foundation walls or other signs of a possible previous treatment are reported then this was possibly due to an earlier termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder or structural engineer determine the full extent of any timber damage if any, and the estimated cost of repairs as the possible timber damage may only be found when wall linings etc are removed. It is not always easy to determine if a property has been treated for subterranean termite particularly if such a treatment was carried out during construction of the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. Where no visible evidence of a treatment was found , does not necessarily mean the property was not or has not been treated. Some signs of a treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and literally carried out by this company, we can give no assurances with regards to the work performed or other work carried out as a result of timber pest attack. Further inquiries should be made and any documentation change to verify the work carried out. Where no evidence of a preconstruction treatment is noted (or any subsequent treatment) any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

Reticulation Systems

This is a flexible system that uses pipes which are installed around the entire concrete slab edges of the property. The pipework has emitters fabricated into the pipe. These emitters distribute chemical evenly at a measured rate. The chemical levels are topped up as per the installers recommendations to maintain an effective barrier. It is important these systems are serviced every 12 months or as per the installers recommendations.

NO EVIDENCE FOUND

OBSERVATIONS

There was no evidence of a previous treatment being carried out we do recommend that a chemical treated zone is installed as per Australian Standard 3660.2 to help discourage termites from possibly attacking the property at a later stage.

EVIDENCE OF NEW TIMBERS

EVIDENCE OF NEW TIMBERS

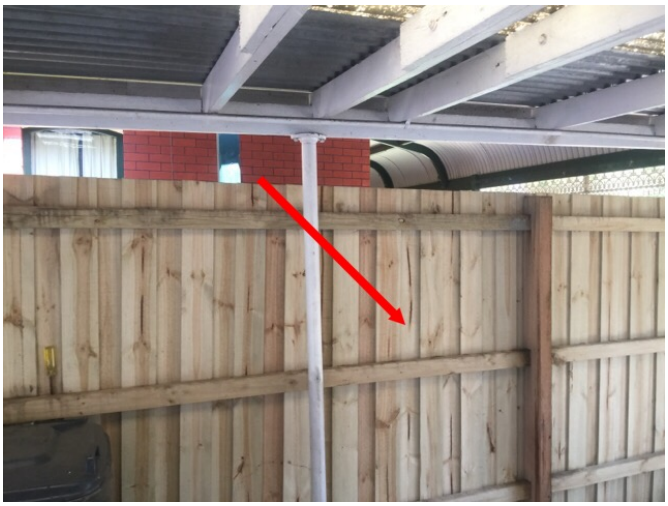
Notes & Observations

If evidence of new timbers is noted in the report then this replacement may be due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for the timber replacement from the vendor.

NEW FENCING TIMBERS

Observations

Evidence of new fencing timbers was observed



FUNGAL DECAY

GENERAL INFORMATION

Please Read

General description of attack decaying wood contained sufficient moisture to retain its original shape and my have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both of 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 which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decaying timbers 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 from a licensed builder should be sought to remove the condition(s) conductive to attack, and to determined the extent of any structural damage, and as to the need or otherwise for rectification 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 such as a licensed builder. This may require monitoring of the timber over a period of time in different weather conditions to determine the adequacy of existing drainage.

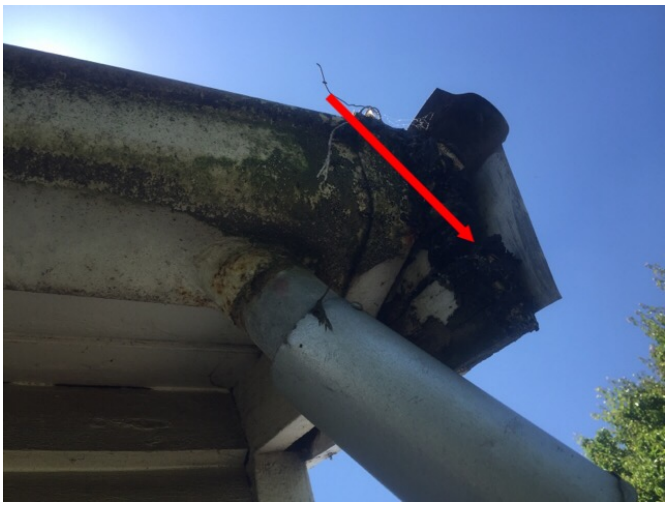
Management program the client is to remove any conditions conductive to attack .(e.g. lack of ventilation all the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months.

Recommendations & Observations

Where evidence of fungal decay damage is reported It is recommended that any timbers affected by fungal decay are either repaired or replaced and the moisture issues causing the problem to be rectified. Please note most of the time fungal decay is caused thorough lack general maintenance or using timbers not suitable for use in an outdoor environment. The client should seek advice either a licensed builder or qualified carpenter to have the affected timbers repaired or replaced the client may also have to engage a licensed plumber to rectify any moisture issues.

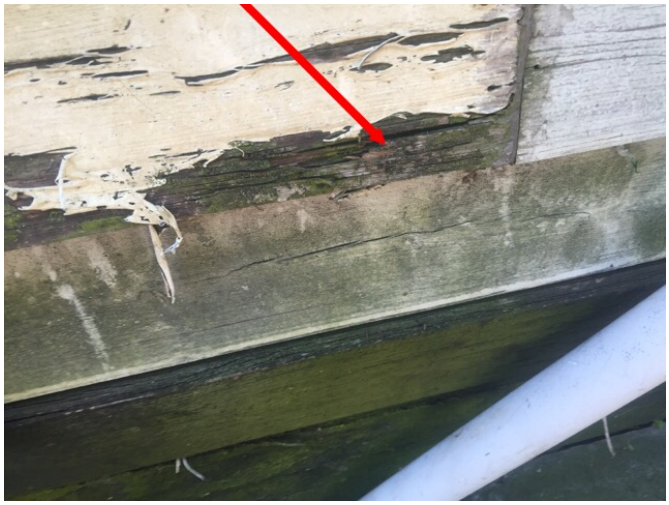
FASCIA BOARD(S)

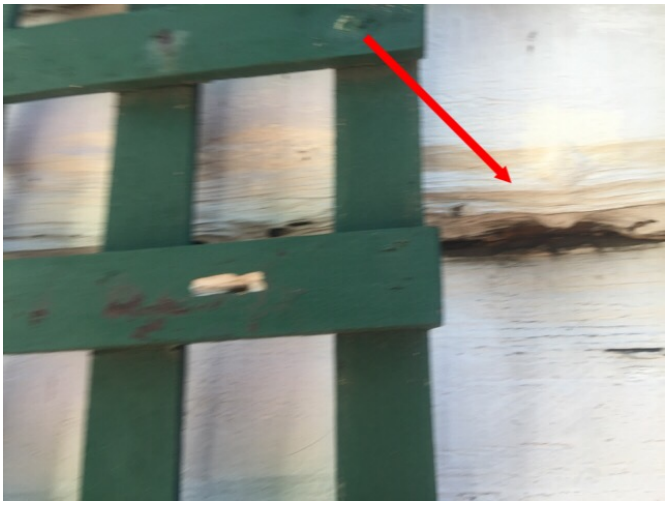
Heavy fungal Decay Was Observed



WEATHERBOARDS

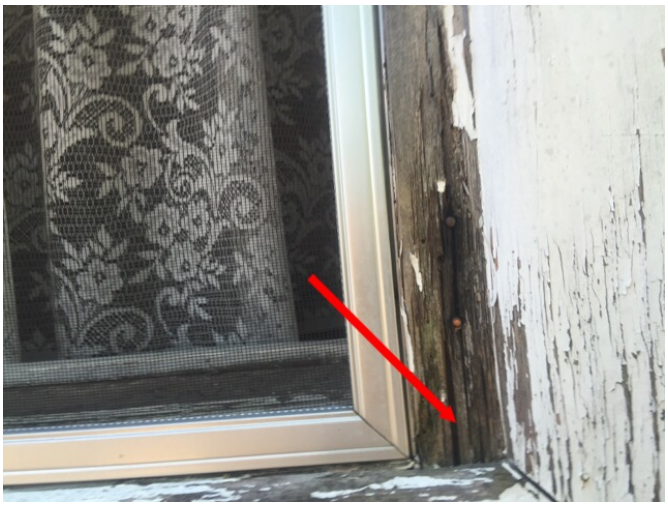
Heavy Fungal Decay Was Observed





WINDOW FRAME(S)

Heavy Fungal Decay Was Observed



WOOD BORER

GENERAL INFORMATION

Notes & Observations

General description of attack as the attack proceeds, the borer larvae eat through the wood leaving a dust called "FRASS" ejection of the frass occurs through the adult beetles flight (exit) 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 tell-tale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of the 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.

Observation

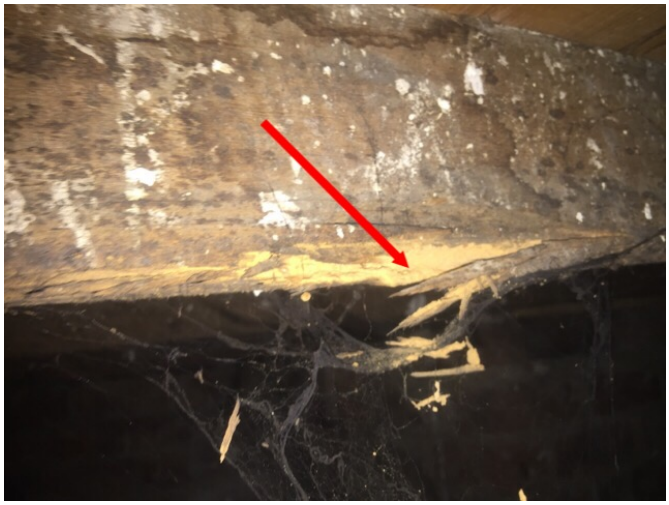
EVIDENCE FOUND

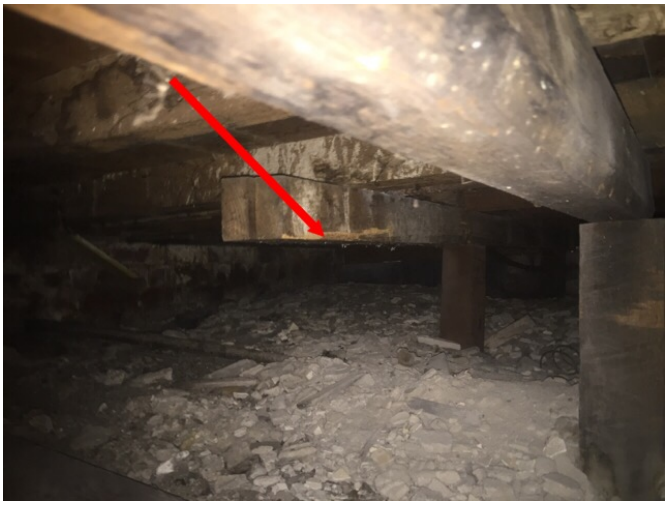
Evidence of borer damage was observed to the following area(s)

EVIDENCE OF LYCTID BORER WAS OBSERVED

Evidence of Lyctid borer damage was observed to the following area(s)

To a Bearer under the kitchen area
To a joist under the lounge room





THE PRESENCE OF EXCESSIVE MOISTURE

WEATHER CONDITIONS AT TIME OF THE INSPECTION

Weather conditions prevailing at the time of the inspection was FINE

GENERAL INFORMATION

Notes & Observations

In many cases the presence of excessive moisture is directly related to the ventilation limitations and the resultant high humidity. Also plumbing oversights and defects such as leaking drains or taps will provide a microclimate conducted to timber pest attack. Other concerns that may cause excessive moisture build up in or around the property are, leaks from storm water disposal systems,

missing guttering and or downpipes, downpipes discharging straight to the ground, poor subfloor and or site drainage, absence or ineffective moisture barriers, leaks through waterproofing membranes, water tanks with either no overflow attached or the overflow running straight to ground, drains and or guttering and downpipes rusting or that have rusted through, Hot water systems and air conditioning system overflows, cracked or broken roof tiles, grey water outlets, driveway, pathways and the surrounding garden areas slope towards the property.

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. 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 sometime prior to an inspection being carried out will affect the detection of dampness. 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 rain fall.

Where necessary, competent advice e.g. From my license or registered plumbing contractor should be obtained to determine the adequacy of existing drainage and remove any conditions conducted 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. Excessive moisture can help to create conditions conductive to timber pests including termites and any moisture problems should be rectified as soon as possible.

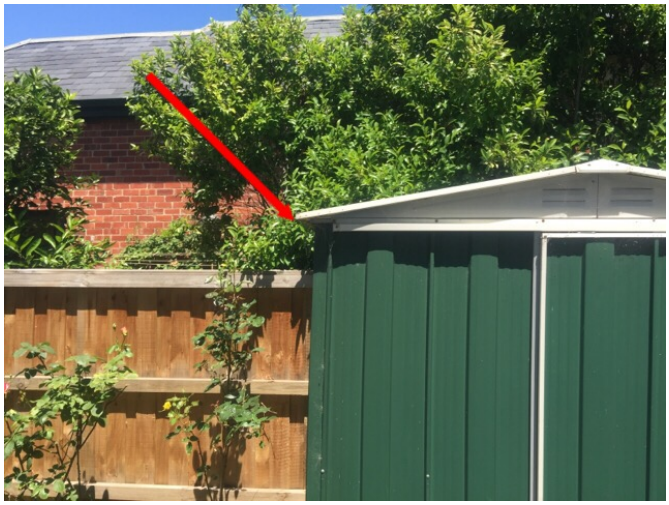
IMPORTANT NOTE:

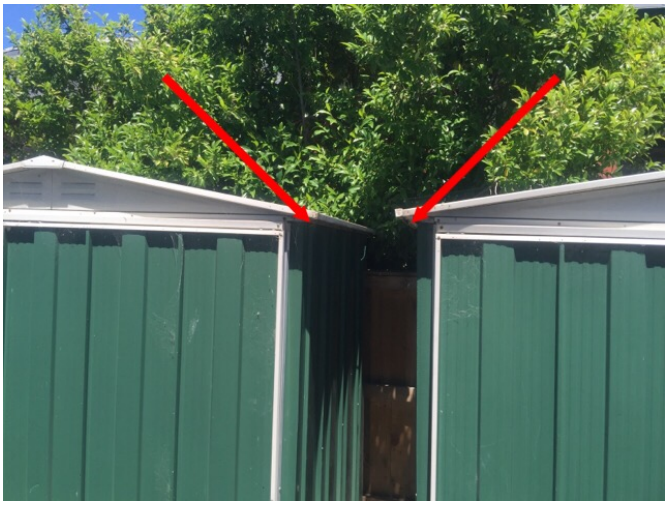
Please note any items listed below should be either repaired, replaced, or modified immediately by a qualified licensed plumber or the appropriate qualified person. Moisture is a condition highly conducted to timber pest especially termites.

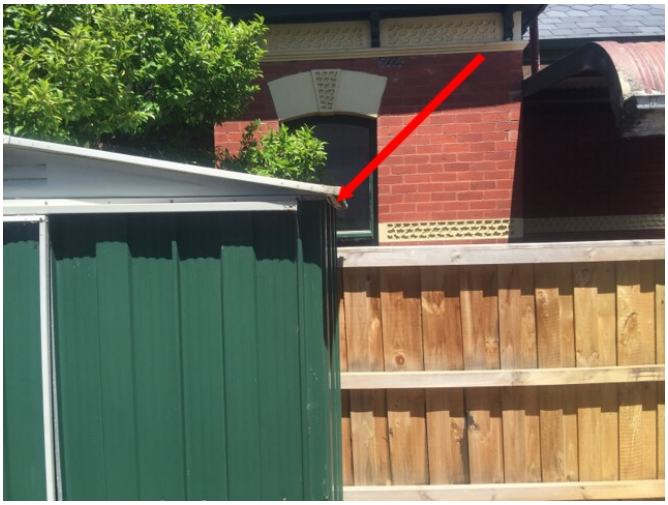
DOWNPIPE(S) AND GUTTERING MISSING

OBSERVATION

Missing downpipe(s) and guttering should be installed immediately. Recommend the client engages a licensed plumber to assess and rectify immediately.



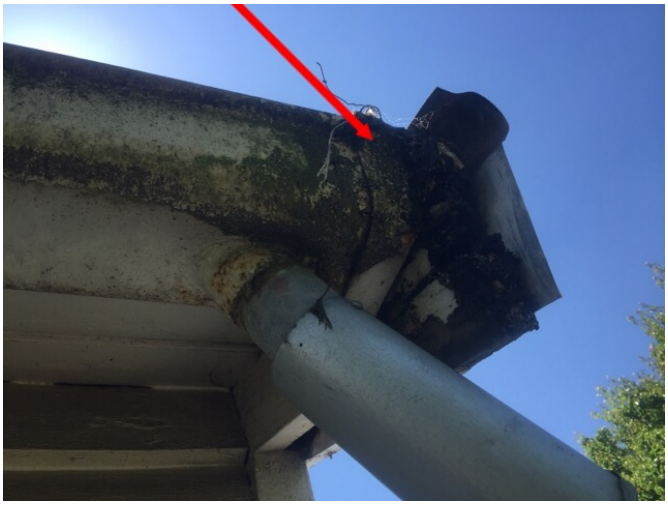




GUTTERING JOINT LEAKS

Observations

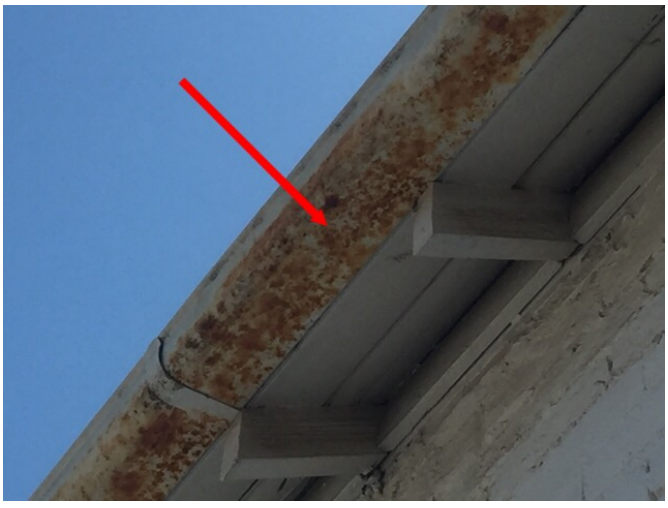
Leaking guttering joints need to be repaired. Recommend the client engages a licensed plumber for advice and recommendations.



GUTTERING RUSTED OUT

Observations

Rusted out guttering should be replaced immediately. Recommend the client seeks advice of a licensed plumber to assess and rectify immediately.



SITE DRAINAGE NEEDS IMPROVING

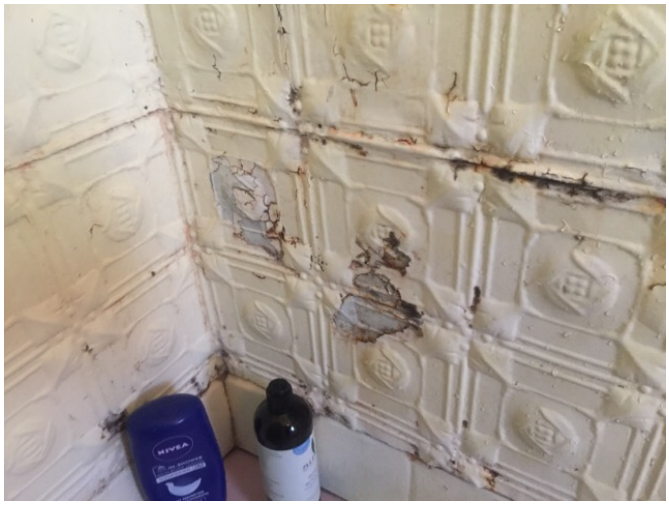
Observations

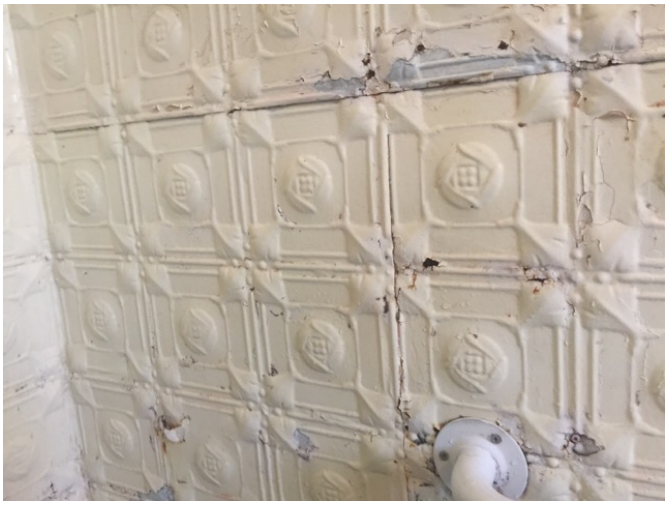
Site drainage needs to be improved. Recommend the client seeks advice from either a licensed plumber or drainage contractor to assess and rectify immediately.

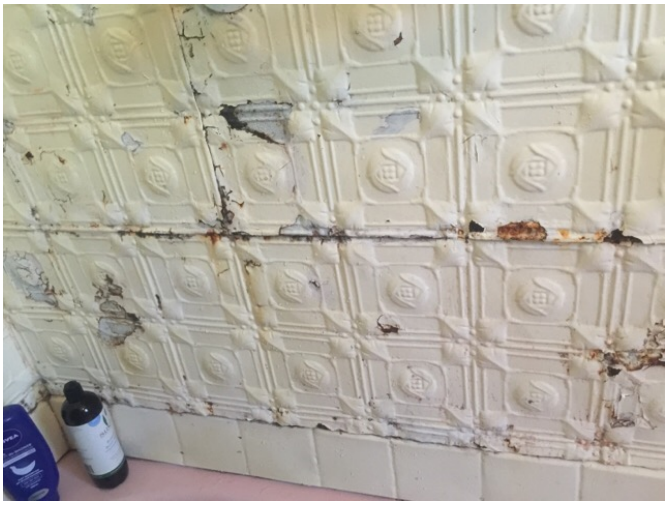
SHOWER TILES REQUIRE RESEALING/GROUTING

Observations

The tiles around the internal area of the shower have missing grout and/or silicon. Recommend that the client engages a qualify tiler to access and rectify.







WEEP HOLES TO EXTERNAL WALLS

OBSERVATIONS

Notes & Observations

It is very important that weep holes to the external walls are not covered or partly covered by pavers, concrete, garden beds, or rendered. They should be clean and free flowing. Covering of weep holes in whole or part may allow for undetected termite entry. If the report states that weep holes were covered or partly covered them all effort must be made to expose them.

NOT APPLICABLE

Weep holes are not applicable to this type of design due to the property being a suspended timber framed construction.

SUBFLOOR VENTILATION

IMPORTANT INFORMATION

Notes & Observations

Inadequate ventilation provides a condition suitable for timber pest infestation, for example, subterranean termites thrive in damp, humid conditions typical of those provided in poorly ventilated subfloor spaces. Where necessary competent advice (e.g. From a licensed or registered building contractor) should be obtained in regard to providing adequate ventilation.

VENTILATION SEEMED INADEQUATE

OBSERVATION

Ventilation to the subfloor space seemed inadequate. I recommend that the client engages a licensed builder to see what (if anything) can be done to try and improve ventilation to this area.

TIMBERS IN DIRECT CONTACT WITH THE GROUND

GENERAL INFORMATION

Notes & Observations

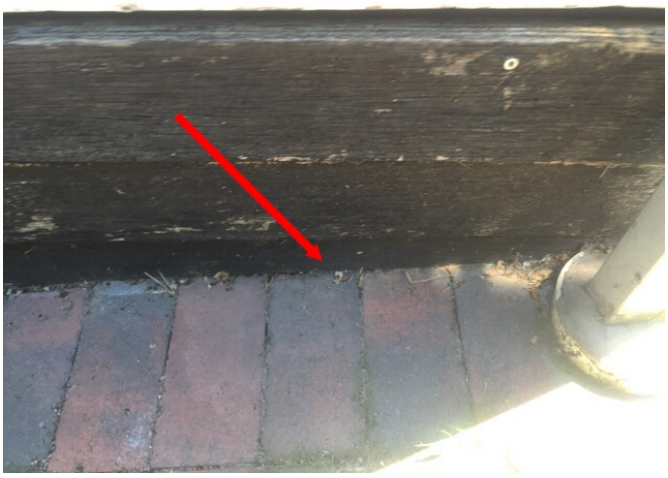
Susceptible timber in direct contact with the ground or damp masonry provides an ideal condition for timber pest attack especially termites. Where necessary, competent advise should be obtained in regards to any rectification work by the appropriate qualified person or if possible removed by the vendor or client. We recommend that all posts are placed onto stirrups this keeps the timbers away from the ground which will help minimise the risk of termite attack to these timbers. Another mistake made is when treated pine timbers are cut and the cut end is placed directly into the ground. Even treated pine timbers only have a protected area of around 5mm on all four sides and both ends. If one end is cut off, this then exposes that area for attack by timber pests especially termites. It is very important that the un-cut end is placed into the ground.

Untreated timbers such as old railway sleepers which are normally used in the construction of garden beds and or retaining walls also attract termites and we recommend that theses timbers are replaced with less susceptible materials

Some subfloor areas have large amounts of scrap timber offcuts lying on the ground. The inspector will turn a number of theses off cuts over to see it they have been attacked by termites or are currently being attacked by termites. It is important that the client understands that the inspector cannot turn over every single piece of timber lying on the ground in the subfloor area. Every effort should be made to remove all cellulose materials from the subfloor area.

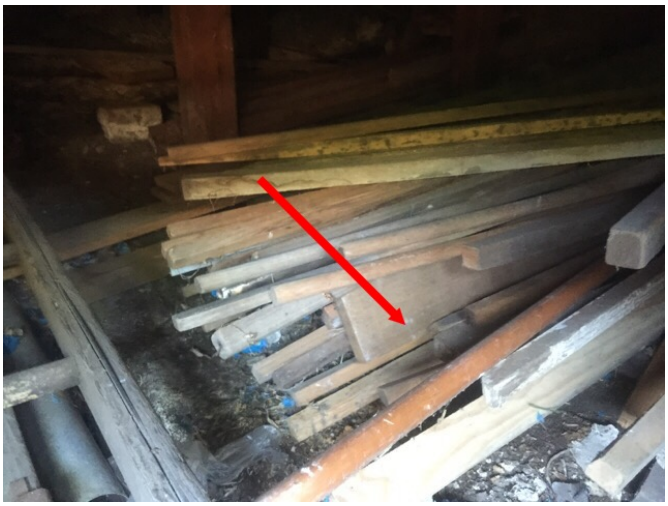
BASEBOARDS IN CONTACT WITH THE GROUND

There are baseboards in direct contact with the ground. We recommend that a gap of at least 75 mm is maintained between any baseboard and the ground. This is to help prevent termites from gaining direct concealed entry into these timbers and possibly the main building structure and also reduced the risk of fungal decay to these timbers as fungal decay is a condition conductive to termites.



STORED TIMBER IN THE SUBFLOOR AREA

There is timber stored in the subfloor area. It is very important that the stored timber is removed immediately as it is a food source for termites and it can also conceal termite activity.



OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST

INFORMATION

Notes & Observations

Other than those conditions detailed above, there are many other situations where an environment conducive to timber pests can be created. For example; termites have poor diet (wood) and seek environments which minimise The energy they need to expand on maintaining the humidity and temperature they require. If man creates an environment in a home by heating and air conditioning that is more attractive than the claimant conditions of there current location, termites will seek out this environment, sometimes in large numbers.

The following observations detail any such conditions conductive to termites that were identified during the inspection.

If the cause or solution to a problem is not obvious, competent advise (e.g. From a licensed or registered building contractor) should be obtained in regard to removing any conditions conductive to timber pest attack.

The exterior of trees within the properties boundaries up to a height of 2 m have been visually inspected, where possible and practical, for evidence of termite activity. However, it is very difficult and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed

SCRAP LOOSE TIMBERS IN THE SUBFLOOR AREA

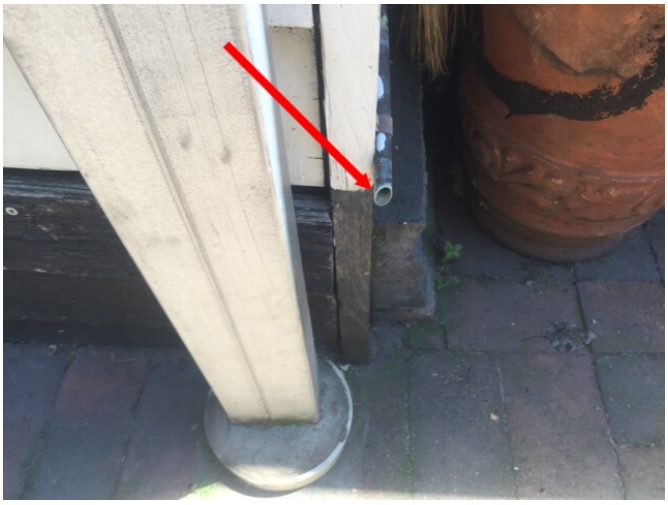
Observations

Scrap loose timbers lying on the ground in the subfloor area should be removed immediately. These loose/scrap timbers are a source for termites and may attract them.

HOT WATER SYSTEM OVERFLOW

Observations

The hot water system overflow runs straight to ground. If possible the overflow pipe should be redirected into a drain, downpipe, or several metres away from the property external walls. The reason we asked for the overflow to be redirected is because sometimes the hot water systems can break down allowing water to run out of the overflow and onto the ground next to the buildings external wall(s). This moisture then builds up against the external wall(s) of the property which in turn can create conditions conducted to timber pests especially termites. If at any time you find the hot water system leaking you should call a licensed plumber immediately to assess and rectify



ITEMS REQUIRING RECTIFICATION OR ACCESS

IMPORTANT IMFORMATION

Notes & Observations

The following list is a summary of items that require to be either repaired, replaced or modified immediately by the appropriate qualified contractor in order to help reduce the risk of termite attack and important areas that should be inspected before a purchasing decision is made

DOWNPIPES & GUTTERING MISSING

Licensed Plumber Required

This is a condition conductive to termites. The degree of risk is MODERATE-HIGH

FUNGAL DECAY

Licensed Builder Or Qualified Carpenter Required

This is a condition conductive to termites and the risk is MODERATE-HIGH

HOT WATER SYSTEM OVERFLOW(S)

Licensed Plumber Required

This is a condition conductive to termites. The degree of risk is MODERATE-HIGH

NO TERMITE SHIELDS (ANT CAPS)

Regular inspections

None or missing termite shields (Ant Caps). This makes it difficult to observe termite working in the subfloor area. The degree of risk is MODERATE. Recommendations not much can be done about this as the shields are installed in the building process. The client has two options either have regular termite inspections carried out at intervals not exceeding 12 months or have a termite treated zone installed in accordance with AS-3660.

NO CURRENT TERMITE MANAGEMENT PROGRAM

Pest Control Company Required

No active termite management program appears to be in place the degree of risk is MODERATE-HIGH. Recommend that a termite management program is implemented in accordance with AS-3660 or regular termite inspections are carried out at intervals not exceeding 12 months or earlier if termites are suspected.

SITE DRAINAGE NEEDS IMPROVING

Require Plumber or Drainage Contractor

This is a condition conductive to termites. The degree of risk is HIGH

POOR SUBFLOOR VENTILATION

Builder Required

This is a condition conductive to termites. The degree of risk is HIGH

STORED TIMBER IN THE SUBFLOOR AREA

Remove From The Subfloor Immediately

This is a condition conductive to termites. The degree of risk is HIGH

SCRAP LOOSE TIMBERS LYING ON THE GROUND IN THE SUBFLOOR

Remove From Subfloor Immediately

This is a condition conductive to termites. The degree of risk is HIGH

SHOWER TILES REQUIRE RESEALING/GROUTING

Qualified Tiler Required

This could become a condition conductive to termites and fungal decay if not rectified. The degree of risk is MODERATE-HIGH

SAFTEY HAZARDS

Important Note

Notes & Observations

During the course of the inspection the inspector will record any visual major safety hazard(s) which has resulted directly from the activity of timber pests only and which are present and observed during the course of the inspection. Examples of a safety hazard includes balustrades made unsafe by timber fungal decay and the imminent collapse of a visual structural member.

NO EVIDENCE OF A SAFETY HAZARD OBSERVED

OBSERVATION

The inspector did not see any visual safety hazard which have resulted directly from timber pest activity.

OVERALL ASSESMENT OF THE PROPERTY

OVERALL ASSESSMENT OF THE PROPERTY

Where the evidence of termites or termite damage or termite workings (muddling) 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 working was found in the grounds of the property but not in the building then the risk to buildings must be reported as high to extremely high.

At the time of the inspection the the degree of risk of a Subterranean Termite infestation and recommendations for a termite treatment in accordance with AS3660 is

EXTREMELY HIGH and I HIGHLY RECOMMEND that a termite treatment as per AS 3660 Is carried out immediately.

RISK MANAGEMENT OPTIONS

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 in this report. The client should further investigate can you high-risk areas where access was not gained. It is strongly advised that appropriate steps be taken to remove all rectify any evidence of conditions conductive 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 damage appropriate for their circumstances.

(A) Undertake thorough regular inspections at intervals not exceeding (12) twelve months or more frequent inspections where the risk of timber pest attack is high or building type is susceptible to attack

(B) 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 preventative chemical and/or physical barrier(s). However AS 3660 stresses that termites can bridge or breach barrier systems and that ongoing, thorough and regular inspections of the property is necessary. Please contact the timber pest inspector on the number at the bottom of this report should you wish for a preventive zone to be installed or if the report mentions that active (Live Termites) were found then the timber pest consultant can offer you a quote to treat the infestation.

Please note it is recommended that any areas not inspected or not readily accessible or obstructed at the time of the inspection be re-inspected before a purchasing decision is made. Smart Move Inspection Services accept no responsibly whatsoever should any timber pest activity and or damage be found to any of these areas should the property be purchased.

TERMS & CONDITIONS

TERMS AND CONDITIONS

Please Read

SERVICE

As requested by the Client, the inspection carried out by Timber Pest Detection Consultant ("the consultant") was a "Visual Pre-Purchase Standard Timber Pest Detection 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 the inspection.

SCOPE OF INSPECTION

This Report only deals with the detection or non-detection of timber pest attack and conditions conducted to timber pest attack discernible at the time of the inspection. The inspection was limited to the readily accessible areas of the building and site and was based on a visual examination of service 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 a particular resident suspected. The common property was not inspected.

ACCEPTANCE CRITERIA

Where possible, the building being inspected was compared with a similar building. To the consultants knowledge the similar building used for comparison was constructed in accordance we generally accepted timber pest management practices and has since been maintained during its life not to attract or

support timber pest infestation.

Note: if the building was not compare 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 as soon is that the existing use of the building will continue.

This report only records the observations and conclusions of the consultant about the rudely the state of the property at the time inspection this report therefore cannot deal with

(A) possible concealments the defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, stored items in cupboards, wall linings,and floorcoverings, or will I apply finishes such as render and paint.

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

These matters outlined above in (a) &(b) are excluded from consideration in this report.

If a 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 the report.

The client acknowledges that, unless stated otherwise, the clients as a matter of urgency should implement any recommendations 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 the inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include but are not limited to roofing, fix ceilings, fixtures, furniture, clothes, stored articles/materials, thermal insulation,sparking, pipe/ duct work, builders 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 the absence of these termites is given.

4. European house Borer (Hylotrupes bajulus) attack is difficult to detect any early stages of infestation as the galleries of boring larvae rarely break through The affected timber surface. No warranty of the absence of these borers is given. Regular inspections including their carrying out of appropriate tests I required to 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 (i.e. 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 assessments or biological risks not associated with timber pests (e.g. toxic mould) or occupational health or safety issues. Such advice may be subject of a special-purpose inspection report which is adequately specified must be undertaken by and appropriately qualified inspector. The choice of such an inspector is a matter for the client.

8. This report has been produced for the use of the client named on the front page of this report. The consultant all 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 cost 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 tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) timber pests at the time of the 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 items that may constitute any media 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 a notice of the 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 for floor levels, in the roof spaces where the minimum area of accessibility is not less than 600 mm wide and subfloor spaces where the minimum area of accessibility is no 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 no less than 150 mm high, providing that the area is not more than 2 metres from a point when conforming clearance (i.e. 400 mm high by 600 mm wide); and

(B) Areas at the eaves of accessible through spaces that are within the consultants unobstructed line of sight and within arms length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

CLIENT MEANS: means the person or persons for her and the timber pest detection report was carried out for or their principal (i.e. The person or persons for whom the report was being obtained.

TIMBER PEST CONSULTANT: means a person who meets the minimum skills requirements 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 the timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with in a diameter greater than 100 mm timbers imbedded in soil) and the land within the property boundaries up to a distance of 30 metres from the main building(s).

TIMBER PESTS: means one or more of the following wood destroying agents which attack timber in service and effect 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 BORER- 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 excessible areas which the consultants 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.

(a) INSTRUMENT TESTING- means where appropriate for carrying out of tests using the following techniques and instruments:

(b) ELECTRONIC MOISTURE DETECTING METER- an instrument used for assessing the moisture content of building elements;

(c) STETHOSCOPE- an instrument used to hear sounds made by termites within the building elements;

(d) PROBING- A technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. brad awl or pocket knife), but does not include probing of decorative timbers or finishes, and trees;

(e) SOUNDING- A technique where timber is trapped 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 structured at the time of inspection. Areas which are not normally inspected and include, but not limited to, inside walls, the interior of a flat roof or beneath a suspended filled floor with earth.

BUILDING INTERIOR:

The consultant did not move all remove any ceilings, wall coverings, flooring, floor-coverings, (including carpets), furnishings, 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, travis, earth, plants, bushes, foliage, soil, stored materials, debris, or rubbish. Due to the 'secretive' nature of timber pests, it is possible that are hidden damage may exist in concealed areas, e.g. wall framing timbers. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edges of the slab or weep holes or vents at the base of external walls is concealed by pavements, garden beds, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of garden 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, firewood, cardboard products and close proximity to the ground or building my in courage termite activity.

ROOF SPACE:

Obstructions such as the roofing, stored articles, thermal insulation, sarkng, and don't/ pipework 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 AS 4349 the minimum requirement is a 400 mm x 500 mm access point.

SUBFLOOR SPACE:

Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose materials which may encourage timber pest activity. Also storage of materials in the subfloor area is not recommended as it reduces ventilation and makes inspection difficult. Obstructions maybe 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 requirements being a 500 mm x 400 mm access point. In the case of suspended floors, if the clearance between the ground and the 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 of 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 tell-tale 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. Accordingly, a re-treatment maybe required. Always seek further advice from the consultant.

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 30 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 rectication 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 structured at the time of the inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without the benefit of further investigations and inspections over a period of time, to ascertain whether any infestation is active or in active. 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 sound this and stability of any standing tree 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 warrantees and advice in regards to the building owners obligation to maintain the treatment and or barrier. If evidence of a previous treatment of termite infestation is noted, and the appropriate documentation is not available, the client must assume that the termite infestation may still be active in areas of the property not inspected. The client also needs to be aware that if the previous treatment was carried out due to there being live (active) termites then there may be major termite damage to concealed areas such as wall framing timbers and could not be observed during the inspection.

FREQUENCY OF FUTURE INSPECTIONS

Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termites activity. Early detection will allow remedial treatment to be commenced sooner and damaged to be minimised.

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

(A4) CHEMICAL DELIGNIFICATION

General Description of Attack surface of timber appears very hairy; and wood '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 timbers 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.

(A5) FUNGAL DECAY

General Description of Attack Decaying wood contained sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed timber 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 timber 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 lightly sprayed (unless sources of moisture are quickly removed). Affected and decayed timbers may warrant timber replacement, but the role 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 conductive to attack prior to replacing decayed timbers.

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

MANAGEMENT PROGRAM Remove any condition conductive 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.

(A6) 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 tell-tale 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 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 and are the most frequently encountered by building owners

THE LYCTID BORER

The most common Lyctid borer in Australia is Lyctus brunches (powder post beetle). Attack usually takes place during the first 6 to 12 months of the service life of the timber. However, the powder post beetle is not considered a significant pest of timber and treatment of the 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 it's destruction may cause collapse. This may require the support or replacement of the affected battens. 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.

THE ANOBIID BORER

There are many different species of Anobiid borer, the most frequently encountered being Anobium punctatum (furniture beetle) and Calymmaderus incised (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 borer 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.

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 the infested timbers with non-susceptible, 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 the infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the consultant.

MANAGEMENT PROGRAM Where ever practical, remove any conditions conducted 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.

(A7) CONDITIONS CONDUCTIVE 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 and also the ground surface in subfloor area should be graded to ensure that moisture does not pond or accumulate in any area. Where necessary sub surface drainage 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 leaking drain or tap will provide a microclimate conductive 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 conductive 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

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 or recent weather conditions at the time an inspection is carried out may effect 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 BARRIERS & INSPECTION ZONES

Physical and/or chemical barrier systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter. The building if the barrier is bridged or breached.

We have 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 termites are forced into the open where they can be detected more regularly during the regular inspections. In the case of physical sheet material barriers, 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, cladding or concealed by flashing, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite barriers have been installed, building owner should ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where and exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weep holes 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 barrier. Where attachments to buildings such as steps I'm not provided with a termite barrier or cannot easily be inspected, I should be separated by a clear gap of it least 25 mm from the main building, regular inspections of these areas should be undertaken.

In addition, termite barriers are often breached my installation of services. Any disturbance of the barrier should be promptly repair. 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 can be 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 removing any conducted condition.

(A8) RISK MANAGEMENT OPTIONS

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

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

Undertake thorough regular inspections at intervals not exceeding 12 months or more frequent inspections went to 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 is my include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier 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 inspection.

The Inspection and Report was carried out by: Keith Letts Licence No L1390
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For and on Behalf of: Smart move Inspection Services