

Pest Report

22 Clark Drive

BAYSWATER

Report Prepared: 19 May 2015



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TIMBER PEST REPORT

This report is the result of a **VISUAL INSPECTION ONLY**. Inspection of the subject property and has been completed considering the **AUSTRALIAN STANDARD AS 4349.3 - 1998 Inspection of buildings Part 3: Timber Pest Inspections**. The report is intended to be read as a whole, please read our detailed inspection information and the **SCOPE & LIMITATIONS OF REPORT** section, which includes a number of important disclaimers.

IMPORTANT NOTE - It is strongly recommended that a full pest inspection be undertaken every 6-12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur through early detection.

Inspection Date	19 May 2015
Our Reference	952
Client	Rick Manton
Property	22 Clark Drive, BAYSWATER

Areas Inspected

Where applicable and where there is reasonable access, the following areas are examined during my inspection:

- Interior and exterior of structures
- Garage or carport
- Retaining walls and garden borders
- Structures, fences and trees within 50m of the building within the boundaries of the property
- Roof cavity
- Subfloor
- Garden and storage sheds
- Pergolas and decks

Access

- Interior - My visual inspection of the interior was significantly limited by furniture, floor coverings, personal belongings, stored goods and window treatments.
- Subfloor access is acceptable but was subject to some restrictions
 - duct work and low clearances meant I was unable to access under the; ensuite, bedroom 3 and bedroom 4.
- Ceiling cavity access is acceptable but sections of the roof were restricted by;
 - low clearances at the eaves level and therefore could not be inspected.
 - Insulation installed prevented me from visually inspecting all areas within the roof.

Furniture

The dwelling was fully furnished and all cupboards & built-in robes were full of the occupier's stored goods at the time of this inspection therefore making this pest inspection not complete.

Note

Where a property is furnished at the time of inspection, then you will appreciate that the furnishings, floor coverings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated.

Report on Areas Inspected

My visual inspection is undertaken to identify the following timber pests:

- Subterranean termite activity or damage
- Borer activity
- Wood decay (rot) fungi damage

For more information on these pests please refer to the end of this report
Please Note - in all instances throughout this report the inspector is referring to accessible areas only

Dwelling

- Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. It was in, but not necessarily limited to the following location(s) - the laundry skirting boards, the hallway cupboard door frame, the hallway skirting boards and under the front door.

Roof Cavity

- Evidence of subterranean termite activity or damage was sighted in timber roof joists around the hallway.

Sub-Floor

- Evidence of subterranean termite activity or damage was sighted on the concrete stumps and in the timber frame and floor boards at either end of the hallway.

Garage/Carport

- My visual inspection did not detect any timber pest activity

Fenceline

- Evidence of wood decay (rot) fungi damage was sighted

Note

Where the fence line is obscured by foliage, overgrowth and structures, evidence of timber pest activity or damage may be concealed.

Grounds, Retaining Walls, Garden Borders, Pergolas and Decks

- Evidence of wood decay (rot) fungi was damage sighted on the base of the timber posts.

Outbuildings (garden sheds etc)

- Not applicable - no outbuildings

Environmental Conditions and Summary

Drainage

- From my experience, it is considered that drainage is generally acceptable away from the sub floor.

Note

Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted.

Ventilation

- My visual inspection indicates that subfloor ventilation in this property is generally acceptable

Note

Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If found to be inadequate, remedial measures should be taken. You should explore arranging the installation of high air flow vents and/or improve the cross flow of air within the subfloor, so as to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

Evidence of a Possible Termite Treatment

- No evidence of a previous termite treatment was found during the inspection

Note

A notice present indicates that the property may have been treated in respect of attack by subterranean termites. We strongly recommend any prospective purchaser attempt to confirm the full extent of any treatment or other work carried out and obtain copies of all relevant documentation.

Subterranean Termite Treatment Recommendation

- At the time of the inspection it is recommended that a treatment in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property be carried out or have annual termite inspections.

Overall Degree of Risk of Timber Pest Infestation

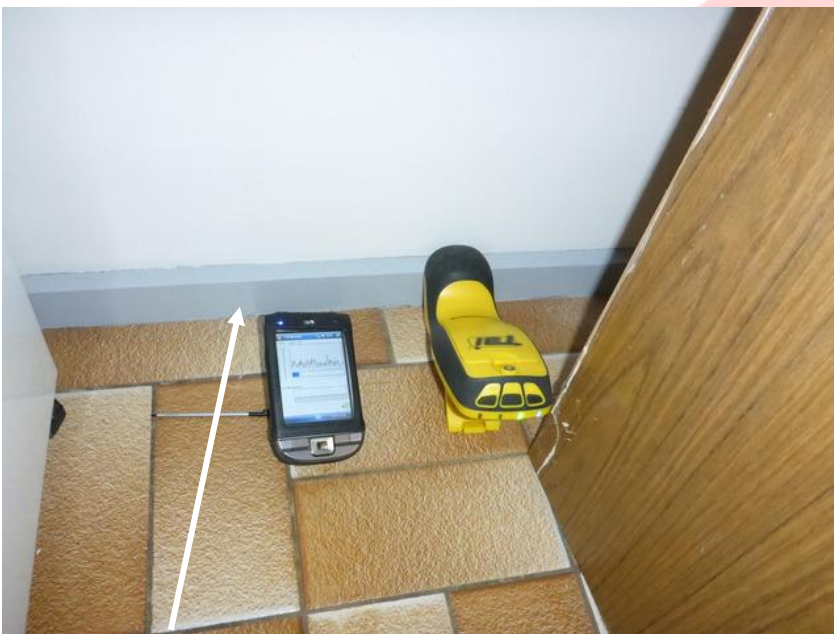
- Considering all of the relevant factors, it is my opinion that the overall degree of risk of termite infestation to the property is HIGH. We strongly recommend that regular inspections are undertaken

Please Note

The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are in no way limited to, location and proximity to bushland and trees and/or other timber structures, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

It should be noted that if the risk factor is high, this is not meant to deter a purchaser from purchasing the property; it is simply to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed.

With reference to the degree of pest infestation noted above, it is recommended that pest inspections be completed by a qualified pest inspection every six to twelve months



Active termites in the laundry skirting boards.



Active termites in the hallway cupboard skirting boards and cupboard door frame.



Termite mud trail in roof frame.



Damaged timber roof frame and termite mud trail in roof



Termite damaged ceiling timbers.



Past termite damage in the timbers under the entrance door.



1st active termite trail near the entrance.



2nd active termite mud trail at the end of the hallway.





3rd active termite trail at the end of the hallway.



These are substantial mud trails therefore termites have been active for some time.



Termites mud trail access to the wall structure.



SCOPE AND LIMITATIONS OF THE INSPECTION PEST

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report has been prepared as a result of a **VISUAL INSPECTION** considering the requirements of AS 4349.3 Inspection of buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit.

This inspection **DID NOT** include breaking, removing or moving objects. Floor and wall coverings, roof insulation, foliage, furniture, appliances and personal possessions may all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing, and cannot move stored goods during an inspection. At **NO TIME** did the inspector use invasive procedures or bang/tap surfaces to reach conclusions. Where the property is occupied, please note that furnishings and household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved. The inspector did not move heavy furniture or stored goods or use invasive procedures to access any area of the property.

Safe and Reasonable Access

AS 4349.1 – 2007 3.2.2 The ability to safely access an area shall be determined by the inspector at the time of inspection, based on the conditions encountered during inspection. The inspection shall include only accessible areas and areas that are within the inspector’s line of sight and close enough to enable reasonable appraisal.

Reasonable access shall be determined in accordance with the provisions of the following information:

Area	Access Manhole MM	Crawl Space MM	Height
Roof Interior	450 x 500	600 x 600	Accessible from a 3.6 m ladder
Subfloor	500 x 400	Timber Floor: 400 Concrete Floor: 500	
Roof Exterior			Accessible from a 3.6 m ladder

Scope of the Report

This Report is confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and Timber Pests (wood decay fungi), 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 and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection due to the extreme difficulty in locating the small colonies, however, they will be referred to if, in the course of the Inspection, any visual evidence of infestation happened to be found. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

Limitations

This report does not contain any assessment or provide an opinion with respect to:

- any area or item that was not, or could not be inspected
- a matter that is not within the inspector’s expertise
- a matter, the inspection or assessment of which is solely regulated by statute
- any area/item that is the subject of a special-purpose timber pest inspection report

The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. This Report is not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property.

Determining Extent of Damage

*This Report is **NOT** a structural damage Report. You agree that neither we nor the Inspector is responsible or liable for the repair of any damage whether disclosed by our report or not. Our inspectors are not specialised builders and any inexperienced opinion provided with respect to timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage, rather, we may provide comment on the damage for your information. If evidence of Timber Pest activity and/or damage is reported in the structure(s) or the grounds of the property, then you must assume that there may be further concealed structural damage within the building(s). This concealed damage may only be found when invasive procedures are applied to reveal previously concealed timbers. In the case of Timber Pest activity and/or damage **WE STRONGLY RECOMMEND** an invasive Timber Pest Inspection is undertaken and a qualified person such as a Builder, Structural Engineer, or Architect are engaged to carry out a structural inspection to determine the full extent of the damage and repairs that may be required.*

Mould

Mould (also referred to as Mildew and non wood decay fungi) is not considered a Timber Pest. This report does not cover the inspection of Mould. If evidence of mould was observed during the inspection, it may be noted for your information. If you are concerned as to the possible health risk resulting from the presence of mould then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.

WARRANTY AND USE OF THIS REPORT

This Report has been prepared for the exclusive use of the Client specified in the Property Details panel at the beginning of this Report.

NO LIABILITY or responsibility whatsoever is accepted to any third party that may use or rely on this Report, whether in whole or in part and whether in contract or in tort. For the avoidance of doubt, any third party acting or relying on this Report or any part of it does so at their own risk.

NO LIABILITY or responsibility whatsoever is accepted for the failure to report a defect that was concealed by the owner of the Property at the time of inspection.

This Report is valid for one hundred and eighty (180) days from the date of inspection and

NO LIABILITY or responsibility whatsoever will be accepted or claims considered after the expiration of this period.

The Copyright in this Report at all times remains with Homes First Property Inspections. This Report may not be reproduced and/or sold or provided to any third party without the express written consent of Homes First Property Inspections first being obtained which consent may be given or withheld at the sole direction of Homes First Property Inspections.

The Client releases and indemnifies Homes First Property Inspections from and against all claims (without limitation), costs and expenses of whatsoever nature arising out of the unauthorised sale or provision of this Report by the Client to any third party.

This Report supersedes any other report, whether written, verbal or a combination to the two, given to the Client by Homes First Property Inspections in connection with the Property. However, if any matter or issue contained in this Report requires clarification, the Client should not hesitate to telephone Homes First Property Inspections for assistance.

IMPORTANT INFORMATION

The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection date and may not reflect the current state. Timber Pests, particularly termites, may have gained entry to the property since the inspection date. Termites can, in a relatively short period,

cause significant damage to both structural and non-structural timbers within and around the buildings of the property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists it may cost thousands of dollars to repair. It is, therefore, strongly recommended that you promptly arrange for an inspection in accordance with Australian Standard AS4349.3 if this report is being read after one hundred and eighty (180) days from the date of inspection.

If the Report indicated the presence of Termites, termite damage, or recommends any treatments or other inspections and reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports. It is strongly recommended that you arrange for an inspection in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in this report, and may use such failure in defence of any claim that you may later make against any of them.

Signed on behalf of:

Home First Property Inspections



Scott Robinson

Useful Timber Pest Information

Information regarding prevention of timber pest infestation is helpful to all property owners. Every year timber pests contribute significantly to property damage in Australia. If left unchecked, a susceptible home can be damaged beyond repair in a matter of months. Routine checks and maintenance can help to minimise risk. As there are no 100% effective detection procedures, it is strongly advised that a professional pest controller is engaged if there are any concerns or evidence regarding the presence of timber pests on your property, and that regular pest inspections are undertaken on all buildings.

Termites

Termites are amazing insects that have mastered cooperation, affording them extraordinary achievements. Building mud skyscrapers, hollowing enormous trees, moving huge amounts of soil and of course, eating your house are all accomplishments boasted by this fascinating creature. Termites (or white ants) can seriously damage the structure of a house or building, they are not selective creatures – every property is vulnerable! Termites feed on wood and serve a crucial function in our environment by converting dead trees into organic matter. They have the ability to bite off and process very small fragments of wood, and can cause serious structural damage if wood is attacked in a building.

Under favourable conditions a termite colony of 60,000 workers can consume about a metre of two by four in as little as four months. In other circumstances, it can take as long as six years for termites to cause noticeable damage. Termite activity may remain undetected even after serious damage has occurred. This activity may have gone unnoticed because:

- Swarms that have been ignored by the current owner of the property
- Termite activity may be ongoing, but be hidden behind concealed surfaces such as walls or stored goods
- Termite activity typically occurs beneath the surface of visible a wood beam and cannot be detected until the damage has occurred

It is impossible to undertake a visual inspection 'looking inside' walls or through wooden beams. Invasive techniques would need to be applied if there was concern about the presence of a termite colony.

Subterranean termites live in nests called colonies that may live as deep as 6 metres below the soil surface. Termites use mud tubes to travel in search of food sources. A mature colony takes approximately five years to mature and may include up to 200,000 workers.

Termites hide. They avoid light and rarely come out into the open. Mud tubes running up walls, floors and other areas of a property are a reliable indication of termite presence. Termites travel from food sources (wood) back to their nests by way of these mud tubes which are commonly found in basements of infested homes or running from soil to the house. Another means of travel is through hollow wood, you would also find evidence of dried mud, because termites have left the area and moved to the next food source in the property.

Borers of Seasoned Timbers

There are many types of wood borers in Australia. Borers are the larvae of various species of beetles. The adult beetles lay their eggs within timber and when the eggs hatch, the larve 'bore' through the timber which 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 change into the adult beetle which cuts holes in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is generally only through the presence of these access 'pinholes', frass and dust formed by the activity, that their presence can be detected.

Where floors are covered by carpet, tiles, or other coverings, and where there is no underfloor access, it is often not possible to determine the presence of borers. This is particularly the case with the upper floors of a dwelling.

There are many types of wood borer. Those which are most often found in timber in houses and furniture, usually belong to one of the following groups.

Lyctid borer (Powder Post Beetle)

- powderpost beetles mostly attack during the first 6-12 months of service life of timber
- produce a fine powdery dust, similar to talcum powder
- attack the sapwood of certain susceptible species of hardwood timber and can cause serious structural weakening in timber that has a high sapwood content
- . . . as only the sapwood is destroyed, larger dimensional timbers (rafters, bearers and joists) are seldom weakened significantly, however, smaller dimensional timbers such as tiling or ceiling battens often have extensive sapwood content and its destruction may result in collapse

Anobium borer (furniture beetle) and Queensland pine borer

- attack furniture, structural timbers, flooring and decorative wood work
- favour old, well seasoned timber, especially softwoods such as Baltic pine or New Zealand white pine, however some hardwoods are susceptible
- these beetles are responsible for instances of flooring collapse
- attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling
- frass from exit holes is fine and gritty and wood attacked by these borers is often honeycombed.
- prefers cool, humid conditions

Timber Decay Fungi

Wood decay by fungi establishes growth in unsealed, split, exposed timbers, in poorly ventilated areas such as subfloors and around wet areas. Removal of the moisture source is generally the most powerful defence. Fungal decay is attractive to white ants and if the problem is not resolved it is possible that the area may be subject to termite attack.

Brown Rot (Cubic Rot)

- brown rot fungi feed on the wood's cellulose, leaving a brown residue of lignin, the substance which holds the cells together. Infested wood may be greatly weakened, even before decay can be seen.
- advanced infestations of brown rot are evidenced by wood more brown in colour than normal, tending to crack across the grain.
- after it is dried, wood previously infested with brown rot will turn to powder when crushed.

White Rot

- white rot attacks wood, it breaks down both the lignin and cellulose causing the wood to lose its colour and appear whiter than usual
- wood affected by white rot generally doesn't crack across the grain, rather it will shrink and collapse when severely degraded
- infested wood gradually loses strength and become springy to the touch

Concrete Slab Homes

Where a concrete slab forms the foundation of a home, it is important that the edge of the slab is left exposed. Weep holes in between the bricks, found immediately above the slab, must also be left unobstructed. When garden beds, lawns and foliage, decking, pavers and paths conceal the slab it is possible for termites to move in undetected and attack framing timbers of a building where they may move all the way up to truss work and roof frames, by which time massive damage may have been affected. Like any building constructed on a timber frame, a home on a concrete slab should be maintained and regularly inspected to prevent timber pest infestation.