

## **BETTER BUILDING INSPECTIONS**

### **PRE-PURCHASE TIMBER PEST INSPECTION REPORT**



<b>PROPERTY ADDRESS:</b> 32 Charles Street Maitland
<b>DATE INSPECTED:</b> 14/6/2023
<b>NUMBER OF PAGES:</b> 20
<b>REPORT NO:</b> 11335



## **SCOPE OF THE INSPECTION & REPORT**

THIS IS A VISUAL INSPECTION ONLY undertaken in accordance with AS 4349.3- 2010: Inspection of Buildings - Timber Pest Inspections.

The Inspection and resulting Report will be confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (rot), present on the date and time of the Inspection.

The Inspection will not cover any other pests and the Report will not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bujulus* Linnaeus) will be excluded from the Inspection.

The inspection will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.

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

## **LIMITATIONS**

The inspector will conduct a non-invasive visual inspection which will be limited to those areas and sections of the property to which have Safe and Reasonable Access (see definitions below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision of reasonable entry and access.

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

The inspection excludes the inside of wall, between floors, inside skillion roofing, inside the eave, behind stored goods in cupboards, and other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any other invasive procedures.



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

The inspector may use a probe or screwdriver to tap and sound some timbers and may use a sharp knife to carry out some 'splinter testing' on structural timbers in the sub-floor and/or roof void. Splinter testing WILL NOT be carried out where the inspection is being carried out for a Client who is a purchaser and not the owner of the property being inspected. The inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

The report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

#### **DETERMINING THE EXTENT OF DAMAGE**

The Report will not and cannot state the extent of any timber pest damage. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be some structural or concealed damage within the building(s). An invasive Timber Pest Inspection (for which a separate contract is required) should be carried out and you should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required.

If Timber Pest activity and/or damage are found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. In this case an invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that Better Building Inspections or their inspectors are not responsible or liable for the repair of any damage whether disclosed by the report or not



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## **.ACCEPTANCE CRITERIA DEFINITIONS**

For the purpose of this inspection / report, the following definitions apply:

*Active:* The presence of live timber pests at the time of inspection.

*Inactive:* The absence of live timber pests at the time of inspection.

*Note:* Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

*Minor:* Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

*Moderate:* Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

*Severe:* Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

*Timber Damage:* Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage be referred to a suitably qualified building professional and to obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining material. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly upon such an invasive inspection. The references contained within this report to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the timber damage and must not be relied upon to determine the costs of repair or replacement.



## **GENERAL DEFINITIONS**

Please read and understand the following definitions of words used in this report. This will assist the reader to understand what is involved in a timber pest inspection, the difficulties faced by the inspector and the contents of the report.

*Access hole (cover):* An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection, maintenance or repair.

*Accessible Area:* An area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

*Associated Works:* Any area or item, other than building proper that is specified in the inspection agreement.

*Breach (termite):* Hole or gap in a termite barrier that provides termites with passage through that barrier. A Breach includes removal of a section of treated soil from a chemical soil barrier or a perforation or a disjunction in a physical barrier.

*Bridging:* Spanning of a termite barrier or inspection zone, to provide subterranean termites with passage over or around that barrier or inspection zone. The bridging can be part of the building structure, foreign objects (including soil, tree roots and debris) or a structure built by the termites themselves.

*Client:* The person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

*Drywood Termites:* Termites that do not require a water source other than the atmosphere and the moisture content of the timber in which they occur.

*Excessive Moisture Conditions:* Presence of moisture that is conducive to timber pest activity.

*Frass:* Dust and droppings produced by borer activity.

*Fungal Decay:* Loss of strength due to destruction of cellulose and by lignin for wood decay fungi. Note: Fungal decay is commonly but incorrectly called "wet rot" and/or "dry rot".

*Inspection:* Close or careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.



*Inspector/We/Our/Us:* The company, partnership or individual named below that has been requested to carry out a Timber Pest Inspection and Report.

*Limitation:* Any factor that prevents full achievement of the purpose of the inspection.

*Major Safety Hazard:* An object or physical situation with a potential for causing harm to life or health of persons.

*Mould:* A type of fungus that does not structurally damage wood.

*Non-invasive Inspection:* Visual inspection supplemented by soundings that does not mark the surface and may include limited use of equipment.

*Person:* Any individual, company, partnership or associated who is not a client.

*Property:* Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.

*Report:* The document and any attachment issued to the client by Better Building Inspections.

*Safe and Reasonable Access:* Does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

AS4349.3 provides information concerning safe and reasonable access:

Only areas where reasonable and safe access was available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6m ladder, and , there is at least 600mm x 600mm of space to crawl.

Roof Exterior – must be accessible by a 3.6m ladder placed at ground level.

Safe Access – is at the inspector's discretion and will take into account conditions existing on the property at the time of the inspection.

*Site:* Area within the property boundaries and within 30m of the nominated building.

*Sub-floor Space:* The part of a building between the soil and the ground floor level.

*Timber Pests:* Subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites.



## **SUMMARY**

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should be any discrepancy between anything in the report and anything in this summary, the information in the report shall override that in this summary.

## **DESCRIPTION OF STRUCTURE(S) INSPECTED**

Building type: Two storey residential dwelling

External Wall Construction: Solid brick, weatherboard cladding, asbestos sheeting to rear timber section

Roof Construction/Coverings: Pitched roof with metal sheeting

The bull nosed section at rear appears to have been a verandah now enclosed area

Internal Wall Linings: Brick with render finish, brick with timber frame lath plaster, plasterboard, asbestos cement sheeting, timber paneling

Internal Ceiling Linings: Plasterboard, plaster, asbestos cement, pressed metal

Window Construction: Timber

Footings: Brick sub floor walls, brick piers; concrete slab rear laundry/bathroom

Extensions/alterations (if applicable): Yes

Estimated Building Age: Approx. 130 years

Overall Condition: Fair to good

Furnished: Yes

## **WEATHER CONDITIONS**

At the time of the inspection the weather was fine.

## **SUMMARY OF AREAS INSPECTED**

Interior of the building

Roof space

Exterior of the building

Roof exterior

Sub floor

External Area

Studio rear

## **Any area(s) not inspected to which access should be gained:**

No

## **Other Area(s) to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:**

Parts of the sub floor area was inaccessible due to restricted access to sections.

The inspection of the roof exterior was restricted due to design/height/access.



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**Area(s) in which Visual Inspection was Obstructed or Restricted & the Reason(s) why include**

Furniture, stored items & false bottoms in cupboards and wallpaper obstructed the visual inspection internally.

Parts of the roof space were inaccessible due to design, false ceilings and restricted access to sections.

Insulation material obstructed the visual inspection of roof space and covered roof timbers.

The inspection of the roof exterior was restricted due to design/height/access.

Parts of the sub floor area was inaccessible due to restricted access to sections.

The ground level/vegetation, paving and fixtures obstructed the visual inspection of the perimeter.

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

There is evidence of old termite/borer damage and pest conducive conditions which creates potential risk of pest/termite attack.

If regular timber pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.



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## **TIMBER PEST ACTIVITY OR DAMAGE**

### **Active termites found:**

None found; obstructions to inspection

### **Damage caused by termites found:**

Obstructions to inspection

There is old/historical termite damage to some floor timbers sub floor area and rear studio

There may be concealed damage due to restrictions/obstructions to inspection.

### **Damage caused by borers found:**

Obstructions to inspection

There is old/historical borer damage to visible some timber joists and floorboards.

There may be concealed damage due to restrictions/obstructions to inspection.

### **Damage caused by wood decay found:**

None found; obstructions to inspection

## **NOTE:**

### **Pest Treatment**

Unknown

### **Pest Treatment**

**There was no termite protection notice onsite at inspection therefore pest/termite treatment was unknown; refer to the vendor for information on any pest/termite treatment completed, ongoing maintenance and warranty obligations.**

**Due to pest conducive conditions and if regular timber pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**

**Any property with pest conducive conditions is at risk of termite attack.**



## **THE INTERIOR OF THE BUILDING**

### **Restrictions to Inspection**

Yes

The following items obstructed the inspection:

Window coverings, floorcoverings

Furniture, fixtures, stored items

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

There is old borer damage visible to some timber floorboards

### **Pest conducive conditions**

There is damp floor and walls laundry/bathroom area.

There are high moisture readings internally indicating rising damp and also around windows indicating leaks/flashing deterioration.

**If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**

## **ROOF SPACE**

### **Restrictions to Inspection**

Yes

The following items obstructed the visual inspection:

Parts of the roof space were inaccessible due to design and restricted access to sections.

Insulation material obstructed the visual inspection of the roof space and covered timbers restricting inspection.

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

### **Pest conducive conditions**

No

**If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**



## **FOUNDATIONS**

The home has been constructed with the following foundations:  
Brick walls and brick piers, concrete slab rear

### **Restrictions to Inspection**

Yes

The following items obstructed the visual inspection:  
Parts of the sub floor area was inaccessible due to restricted access to sections.  
There is no continuous visual inspection of the slab edge

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

There is old/historical termite & borer damage visible to some floor timbers, joists and flooring.

### **Pest conducive conditions**

Parts of the sub floor area was inaccessible due to restricted access to sections.  
The ant capping is inadequate as viewed consistent with building age.  
There is no continuous visual inspection of the slab edge; barrier unknown.

**There was no timber pest/termite protection notice onsite at inspection; treatment unknown.  
If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**

## **EXTERIOR OF THE BUILDING**

### **Restrictions to Inspection**

Yes

The following items obstructed the visual inspection:  
Ground level/vegetation, paving and fixtures

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

### **Pest conducive conditions**

The ground level/vegetation, paving and fixtures obstructed the visual inspection of the perimeter and slab edge.

**There was no timber pest/termite protection notice onsite at inspection; treatment unknown.  
If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**



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## **STUDIO**

### **Restrictions to Inspection**

Yes

The following items obstructed the visual inspection:

Stored items/fixtures

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

There is old termite damage visible to timbers

### **Pest conducive conditions**

External walls/timbers are in contact with the ground.

**There was no timber pest/termite protection notice onsite at inspection; treatment unknown.**

**If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**

## **FENCING/RETAINING WALLS**

### **Restrictions to Inspection**

Yes

The following items obstructed the visual inspection:

Vegetation

### **Evidence of Active Timber Pests**

None found; obstructions to inspection

### **Pest conducive conditions**

No

**If regular pest/termite treatment has not been done it is important to carry out and maintain a pest management plan and treatment immediately.**



### **TREATMENT RECOMMENDATIONS**

The property should be treated in accordance with the Australian Standard AS3660.

The purchaser is required to complete due diligence/enquiries prior to exchange of contracts for information regarding possible past termite activity/damage and any treatment completed.

#### **CONCRETE SLAB HOMES**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place, but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Note: A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.



## SUBTERRANEAN TERMITES

No property is safe from termites!

Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pest in the world. In fact, it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

### How Termites Attack Your Home:

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

### Termite Damage:

Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

### Subterranean Termite Ecology:

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

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

*The tapping and probing of walls and internal timbers is an adjunct or additional means of detecting termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sarking, insulation, air conditioning duct work and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible, the use of protective barriers and regular inspections are necessary steps in protecting timbers from termite attack.*

#### BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling or other floor covering and where no access to the underfloor area is available, it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

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

Anobium borer (furniture beetle) and Queensland pine borer:

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



**Lyctus borer (Powderpost beetle):**

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood, these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergences holes may be considered unsightly in which case timber replacement is the only option. Powderpost beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive and its destruction may result in collapse. Replacement of these timbers is the only option available.

**TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

## **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS**

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

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

AS 3660 advised that *“the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge barriers but they can be detected more readily during routine inspections”*. Therefore, it is strongly recommended that full Inspection and Report should be carried out every six (6) months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

You should read and understand all of the above and referenced important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.



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### **Contact the Inspector**

A discussion will be given by inspector where possible following inspection however this is brief overview only and cannot be relied upon fully and should be subject to receipt of completed written final report.

Prior to acting on this report, should you have any questions or items requiring clarification please do not hesitate to contact the Inspector who undertook this report.

It is often difficult to fully explain situations, problems, access difficulties, observations or their importance in a manner that is readily understandable by the reader; therefore should you have any difficulties in understanding anything contained within this report then please contact the inspector on the details below and have the matter explained.

The Inspection was carried out by: Grant McKeand

Contact phone number: 0408 355 473

Dated: 14/6/2023

SIGNED FOR AND ON BEHALF OF: Better Building Inspections (BBI Pty Ltd)

Signature:

A handwritten signature in black ink that reads 'G McKeand'.

Grant McKeand  
Manager



## **TERMS & LIMITATIONS**

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

1. THIS IS A VISUAL INSPECTION ONLY in accordance with the requirements of AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

2. SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

3. LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

4. DETERMINING EXTENT OF DAMAGE: The Report is NOT a structural damage Report. While we are a licensed builder any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s).



This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and you should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5. **MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

6. **DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report). The liability of this report is for six months from the date of inspection.

7. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

8. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute. The Arbitrator will also determine what costs each of the parties are to pay.

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