

AS IT IS BUILDING INSPECTIONS

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## **PEST INSPECTION**

Report Requested By: The Vendor

Property Address: 132 Elanora Road Elanora Heights

Inspectors Details John Flaherty Mob 0407255112

### **REFERENCE NUMBER**

000103183



QUALITY PROFESSIONAL SERVICE GUARANTEED

# **VISUAL PEST INSPECTION REPORT**

## **Client & Site Details**

**REQUESTED BY: The Vendor**

**DATE OF INSPECTION: 2<sup>nd</sup>/Mar/2018**

**INSPECTION ADDRESS: 132 Elanora Road Elanora Heights**

## **REPORT FINDINGS:**

### **Building/Structure Description**

A two level timber, weather tex clad & sloid brick and metal & fibro roofed building being used as a residential property. The property does have out buildings present. The weather conditions are fine.

### **Accessibility**

**Are there any areas of the Building and Site to which access should be gained: Yes**

(See Report)

**Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Timber Pest Attack was considered: Extremely High (See Report)**

## **Timber Pest Detection Assessment**

**Was evidence of active (live) Termites visible: Yes** (See Report)

**Was evidence of Termite workings and/or damage found: Yes** (See Report)

**The next inspection to detect any future infestation is recommended as soon as additional access is provided to the wall frames and floor frame to the family/bedroom, study, bedrooms 3 & 4 and laundry area.** (See Report)

**Was evidence of the following Conditions Conducive to timber pest attack found:**

**Lack of adequate subfloor ventilation: No** (See Report)

**The evidence/presence of perimeter/excessive moisture: Yes** (See Report)

**Bridging or breaching of any component of a termite barrier system, and/or the insufficient slab edge exposure': Yes** (See Report)

**Other Conditions Conducive to Timber Pest Attack: Yes** (See Report)

**Was evidence of Chemical Delignification damage found: No** (See Report)

**Was evidence of Fungal Decay activity and/or damage found: Yes** (See Report)

**Was evidence of Wood Borer activity and/or damage found: No** (See Report)

<p><b><u>Note:</u></b> It is strongly recommended that no action be taken solely on a verbal report. The written report should be thoroughly read and understood before any action/purchase is undertaken. No responsibility is taken for misunderstood/misconstrued verbal reports.</p>
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## **SUBTERANEAN TERMITES**

Was any termite damage found on site: YES

The Termite damage and/or workings where located to the floor frame to the family/bedroom to the rear top floor area and to the study plywood veneer wall panelling, behind the architrave to the bedroom 3 entry door, on top of the engaged pier to the laundry area, wall frames to bedrooms 3 & 4, to the wall under the internal stair area and to brick foundation walls to the subfloor area below bedrooms 3 & 4 and garage area.

The active Termites where found are believed to be HETEROTERMES.

The active termites where located to the termite lead to the wall under the internal timber stairs.

Where trees are present on site we recommend trees be test drilled to determine the possible existence of a termite nest and/or activity to the tree.

An invasive inspection to concealed, obstructed or inaccessible areas is recommended.

- Termite damage noted in this report is based on a visual inspection only and does not include concealed areas such as inside wall linings and behind gyprock sheeting. The cost to rectify structural and cosmetic damage as a result of termite activity (past or present) could vary considerably as further investigation reveals more accurately the extent of termite damage.

A Notice indicating the method of a termite treatment/protection is not present to the meter box.

Note If a Termite treatment has been carried out, it is a legal requirement to install a notice to the meter box, indicating treatment type and, contractor details and date of installation.

There is no evidence of a previous treatment to this property check with vendor for any treatment details.

Note where evidence of a previous treatment is present to the property the purchaser should check with the vendor and request all documentation in relation to the treatment. Also ask client to provide all documentation in relation to any termite damage repairs which may have been carried out on the property. If no documentation is available the client/purchaser must assume that the termite activity may still be present in inaccessible or concealed areas. A retreatment is recommended in this instance.

A termite treatment is recommended. Immediately

## **TIMBER PEST RISK ASSESSMENT**

The overall degree of risk is: Extremely High

### **THE AREAS INSPECTED**

Subfloor / Interior / exterior / Garage / Outbuildings / Grounds / Landscaping

The premises were vacant.

#### **Roof Cavity:**

##### **Examination of roof cavity (where access is possible):**

No inspection was made to the roof void due to the flat & lined nature of construction.

#### **Sub floor:**

##### **Examination of subfloor (where inspected)**

No inspection was made below the centre areas below the laundry & hallway due to the concrete on ground type construction.

Brick piers and foundation walls are in fair to good condition.

Dampcourse appeared to be present to brickwork and below bearers in contact with brickwork.

Ant caps are present.

Drainage to the subfloor area is adequate.

Ventilation is considered adequate.

Termite leads were wiped away from the brick foundation walls below the lower level bedrooms.

##### **Notable items: (if any)**

- Remove timbers of the ground under house.

### **Areas conducive to termite attack:**

Timber and/or timber products stored in the subfloor area; Formwork still remaining below suspended concrete floor; Neglected tree stumps; Timber frame to garage / outbuildings;

There was evidence of bridging or breaching to the building insufficient slab edge exposure, which creates a situation for undetected termite attack.

Unless appropriate written evidence of the property's previous protection history is provided in accordance with Australian Standard AS 3660 any visible evidence of 'bridging' or 'breaching' or insufficient slab edge exposure' should be treated as a Condition Conducive to Termite Attack.

### **Bridging or Breaching of any Component of a Termite Barrier System, and/or the Condition**

**'Insufficient Slab Edge Exposure'**: Physical and/or chemical barrier systems are installed to impede and discourage subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached. With a concrete slab building it is essential that the edge of the slab be permanently exposed so that termites are forced into the open where they can be detected more readily during regular inspections.

The finished sub floor ground level was above the adjacent internal floor level of the laundry to dividing wall.

Filled areas, areas with less than 400mm clearance, damp areas, leaking pipes, formwork timbers, scrap timber, tree stumps etc. either in the subfloor or adjoining/close to the building area all conducive to infestation by termites. Any timber in contact with the soil such as formwork, scrap timbers or stumps must be removed from under and around the building and any leak repaired.

**AS 3660.2-2000**: Recommended practices to minimise termite attack.

1. The exterior ground level including paving shall be a minimum of 100mm below the level of termite shielding.
2. All posts and stumps which are not termite resistant shall stand on a corrosion resistant metal support with a minimum ground clearance of 75mm.
3. Slab edge exposure of a minimum of 75mm vertical face provides ready detection of termite entry. The exposed edge of the slab should be kept clean. Debris such as leaves should be removed to ensure the full 75mm of the slab is always visible.
4. Attachments to buildings shall be separated by a clear gap of at least 50mm.
5. Termite shields should be in good order so termite mud workings will be exposed and visible.

6. Paving / External ground level should be a minimum of 150mm below wall vents and weep holes.

Note: Termite infestation is more likely to go undetected in buildings with slab-on-ground floors. Termite entry may occur at slab edge, cracks, joints and around service pipes.

Garden sleepers and timbers where present in contact with the ground create an ideal environment for termite attack. Unless these timbers are removed from the ground a thorough inspection cannot be made. Removal is always recommended. Reinspection is recommended after clearing vegetation cover and to any other inaccessible areas noted at the time of inspection.

Where timber fences are present, adequate ground clearance should be provided to the underside to reduce the likelihood of termite attack and timber decay.

Future renovation work could reveal termite and borer damage to wall frames and other concealed areas not visible at the time of our inspection.

## **BORERS**

### **Annobium punctatum: (Furniture beetle)**

No activity was found where inspected.

### **Lyctus brunneus: (Powder post beetle)**

No activity was found where inspected.

## **VENTILATION**

To the sub floor area is adequate.

**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.

**The Evidence/Presence of Perimeter/Excessive Moisture** 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 a leaking drain or tap will provide a microclimate conducive to timber pest attack.

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 some time prior to an inspection being carried out will affect the detection of dampness.

In suspended floor areas it is important that termite activity is not encouraged by inadequate subfloor ventilation. In conjunction with physical or chemical barriers airflow is critical. Airflow will not only restrict the growth of fungus which attacks subfloor members (which makes them more susceptible to termite attack), but also creates a climatic atmosphere less conducive to termite activity.

### **MOISTURE LEVEL READINGS**

A high moisture level reading was detected to the base of wall dividing the laundry area from the upper sub floor area and to the base of the walls to the storage room area under the house at the time of inspection.

The timbers should have 8-15% moisture content. When conditions cause this to rise it is open invitation for wood decay fungi attack. Some sap stain and surface mould require 20% moisture content, but these do not affect the timber structure. At worst they can cause unsightly stains. At over 24% moisture content, true decay fungi attacks. They produce chemicals, which break down the basic cellular structure of timber leading to weakening and collapse in buildings. Decay Fungi has the ability to make timber soft, spongy, stringy or broken into cubes with no structural strength at all. A full and more invasive inspection is strongly recommended to all areas with a moisture reading above 20%, in order to locate the source of the high moisture level.

### **DRAINAGE APPEARED ADEQUATE AT THE TIME OF INSPECTION**

#### **TIMBER DECAY**

Evidence of timber decay was present to garage weather boards. Future repairs of affected timbers will be required.

The extent of any damage appears: Moderate

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

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

**MANAGEMENT PROGRAM** Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. For further advice consult your timber pest detection consultant.

### **GENERAL COMMENTS**

Some evidence of cockroach, rodent, black ant, spider, bird and other non-structural pest activity was found within the residence at the time of our inspection.

Termite risk is considered: High to Extreme

Regular inspections are recommended at a maximum interval of 3-6 months intervals where the termite risk is high.

### **RISK MANAGEMENT OPTIONS**

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

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

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

**If the Client has any queries or concerns regarding this inspection 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 report.**

## **TERMS AND CONDITIONS**

### **THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1**

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the inspector at the time and on the date of the inspection. The Inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

## **IMPORTANT INFORMATION**

**PLEASE NOTE: The following information is very important and forms an integral part of this report.**

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around the property. Factors which may lead to infestation from Timber Pests 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 the concrete slab will allow for concealed entry of 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 the property.

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accordance with AS3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS3660 advises when a complete termite management system is installed in accordance with AS3660. 1-2000 for pre-construction termite work or AS3660. 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 termites 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.

**In relying upon this report you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a**

**property is free from timber pests. It also details important information about what you can do to help protect your property from timber pest attack. This information forms an integral part of this report.**

## **1.0 DEFINITIONS**

For the purpose of this inspection, the definitions below apply.

**1.1 Active** - The presence of live timber pests at the time of inspection

**1.2 Inactive** - The absence of live timber pests at the time 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.

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

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

**1.5 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.

**1.6 Timber Damage** – Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a special purpose building report. It is essential that any timber damage be referred to a suitably qualified building professional and 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 materials. 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 on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

## **2.0 REASONABLE ACCESS**

Only areas where reasonable access was available were inspected. The Australian Standard AS4349.3-1998 which defines reasonable access. 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 450mm x 400mm, and, reachable by a 2.1m step ladder or 3.6m ladder, and, there is at least 600mm x 600mm of space to crawl.

**SUB FLOOR-** the dimensions of the access hole must be at least 500mm x 400mm, and, there is at least 400mm of crawl space beneath the lowest bearer, or at least 500mm beneath the lowest part of a concrete floor.

**ROOF EXTERIOR-** must be visible from a 3.6m ladder. (Note we do not walk on roofs)

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.

### **3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED**

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physical touch, tap, test and where necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by the way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this report will be greater than for a visual inspection. It involves disruption in the case of a occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property.

### **4.0 CONCRETE SLAB HOMES (Part or full slab)**

Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstruction then it is possible for termites to gain concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack visible and accessible timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. **With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75mm of the slab remain exposed. Weep holes must be kept exposed.**

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 slab edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or any landscaping etc.

## **5.0 EVIDENCE OF TERMITE DAMAGE**

Where visual evidence of termite workings and/or damage was noted in any structure or on the grounds of the property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to return later. It is not possible, without the benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued regular inspections are essential.

As damage or activity may exist in concealed or inaccessible areas, a further **INVASIVE INSPECTION** is available and is strongly recommended, see Section 3.0- Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

## **6.0 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 every 4 homes are attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In 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 hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge. They even build mud tubes to gain access to above ground timbers. In rare cases termites can create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite Damage!** Once in contact with the timber they can 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 can be costly to treat. Treatment costs vary and can range from two to five thousand dollars (or more) to treat.

## **Subterranean Termite Ecology:**

These termites are social insects usually living in underground nests.

Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not 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 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 the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use 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 ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

## **7.0 BORERS OF DRY SEASONED TIMBERS**

Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) that bore through the timber. 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 that 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 that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no access or restricted access underfloor 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 building.

#### **Anobium punctatum borer: (furniture beetle) and Queensland pine beetle.**

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object 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 sometimes attacked. 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. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

#### **Lyctus brunneus borer: (powder post beetle).**

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required. Powder post 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.

### **8.0 TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by a pest inspector usually resides 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 termite attack.

## **9.0 MOULD CLAUSE**

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 and 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.**

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 Health Department or a qualified expert such as a Industry Hygienist.

## **10. COMPLAINTS PROCEDURE**

In the event of any dispute or claim arising out of, or relating to the inspection or report, or any alleged negligent act or omission on our part or in 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 the insurance company acting on behalf of the inspector. The costs shall be met equally by the insurance company acting on behalf of the inspector and the client of the inspector or as agreed as part of the mediation 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 by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

## **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.

## **11.0 CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.

**END REPORT**