

IRWIN'S TERMITE INSPECTIONS
ACCOUNTABLE TERMITE INSPECTIONS
VISUAL TIMBER PEST INSPECTIONS & REPORT A.S.4349.3
Residential / Commercial / Body Corporate

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19 Rowell Street
Battery Hill Qld

Client: [REDACTED] Inspection Date: 24.07.25

Inspection address: 20 Harward Street The Gap

Account and Report To: [REDACTED]

Phones: M. [REDACTED]

Inspector: Ian Irwin Time: 11am

SUMMARY DISCLAIMER

The purpose of the inspection is to give advice about the condition of the property with regard to timber pests. It is strongly recommended that you obtain a copy of the AS 4349.3 so as to understand the basis of which the inspection was carried out. Copies are available from Standards Australia 1800 035 822 or standards.org.au. This Standard Timber Pest Inspection Report is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in this document.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendations or advice given in this report.

This Summary is supplied to allow a quick and superficial overview of the inspection findings.

This Summary is not the report and cannot be relied upon on its own, read the full visual report to AS 4349.3.

This Summary must be read in conjunction with the full report and not in isolation from the report.

If there should happen to be any discrepancy between anything in the Report and anything in this Summary,

The information in the report shall override that in this Summary which is subject to terms and limitations.

TIMBER PEST ACTIVITY / DAMAGE

Were visible active subterranean termites (live specimens) found? No, read report in total.

Was visible evidence of subterranean termite workings or damage found? No, read report in total.

Was visible evidence of borers of seasoned timbers found? No, read report in total.

Was visible evidence of damage caused by wood decay (rot) fungi found? Yes, read report in total.

Were any major safety hazards identified by qualified builder/person? No, read the report in total.

DEFINITIONS: For the purpose of this visual inspection the following apply where visual damage has been found.

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

Moderate – Damage is more than surface damage and is most likely to necessitate timber repairs with possible replacement to be carried out.

Severe – Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will be repaired / replaced. It must be understood that this is not a qualified builder's opinion and a qualified builder must report on the extent of the timber damage.

TERMS & LIMITATIONS:

Significant Information Any person who relies upon the contents of this **visual timber inspection A.S.4349.3** 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 IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 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/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected. Concealed areas commonly include decayed timbers and timbers damaged by termites / borers.

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 (*Hylotrupes 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 *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities.

LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas, concealed 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.

DETERMINING EXTENT OF DAMAGE: The Report is not a structural damage Report. We claim no expertise in building and any inexperienced opinion we give on timber damage 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 'minor', 'moderate', 'moderate to extensive' or 'severe'. 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 are 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.

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 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 specialist.

INCREASED RISKS WHEN INSPECTING ROOF VOIDS FROM THE MANHOLE WITH AIR CONDITION UNITS, EXCESSIVE HEAT, SHARP OBJECTS, ELECTRICAL ISSUES, FOIL AND OTHER INSULATIONS:

Coverage of weakened roof areas, hiding of joists and bearers which normally offer a safe footing.

Coverage of potential or actual damage to timber bearers by termites and other timber pests.

Coverage of electrical fittings and consequent overheating and risk of combustion.

Insulation can also cause the surface to be quite slippery increasing the risk of slipping or falling.

Insulation can hide defects in ceilings, for example damaged or incorrect sized timbers.

A risk management exercise to be performed before gaining access and only enter if considered safe.

Foil insulation found in the roof void creates a potential health and safety risk because of the danger of electrocution, ceiling timbers are covered and dangerous to attempt to crawl over therefore excluded from my inspection and report.

Loose insulation covering a light fitting and not installed to A.S. is a safety hazard, the insulation covers or is close to the electrical items such as down lights etc.

This is a potential risk and we strongly recommend inspection by a licensed electrician.

Unsafe climbing around air condition units increased risk of slipping or falling.

There are electrical safety risks in ceiling spaces, it is recommended that all power is turned off at the switchboard after written permission is received from the owner, access may be considered by the inspector after taking into account the above issues.

Excessive heat on the day of inspection limited what could be reasonably observed from the manhole.

1. CONDENSED DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building description: Domestic, multi storey, brick veneer, brick base and piers, tile roofing, timber and concrete flooring.

Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry. This firm takes no responsibility for the concealed entry by termites resulting from poor building design or poor building practice.

Areas Inspected: Only structures, fences &/or trees within 30m of the building but within the property boundaries are inspected. The areas inspected were: - exterior, interior, roof void (from the manhole only), fences, grounds, gardens, under-cross.

The Inspector has endeavoured to access and inspect all area's of the property on the day of the inspection, however area's to which reasonable access for the full visual inspection were not available or were obstructed or restricted as outlined below.

The inspector shall determine whether sufficient safe space is available to access confined area's.

Areas not inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, wall linings, landscaping, rubbish, flooring, floor coverings (including carpeting), built in bath tubs, furniture, pictures, appliances, stored items, adjoining unit/structure, window coverings, covered slab edges, insulation, hollow blocks/posts, etc.

Other Area(s)* to which reasonable access for Inspection was not available and the reason(s) why include, under-cross area's due to the crawl space being below the minimum required by AS 4349.3 and refer to next paragraph. Please note, since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include: **roof void because of pitch and insulation. Furniture against walls.**

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. It is strongly recommended that full access be gained as it could be harboring termite pest activity and/or damage. Inspection of roofing timbers over the eaves and on the perimeter of the roof cavity was obstructed due to the low pitch of the roof, limited inspection of these timbers was possible.

High Risk Area(s) to which Access should be gained, as per previous paragraph's and access is considered essential as it could be harbouring timber pest activity and/or damage.

The property was furnished at the time of inspection.

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity. This evidence may only be revealed when the property is vacated, a further inspection of the vacant property as per Australian Standards AS4349.3 is advised in this case.

2. SUBTERRANEAN TERMITES

Important note: As a delay may exist between the time of an attack and the appearance of tell-tale signs associated with the attack, it is possible that termite activity and-or damage exists though discernible at the time of the inspection.

Were active termites (live insects) present at the time of the inspection: No visible evidence was located at the time of inspection. A termite nest **was not** located.

2.1 Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to:
No visible evidence was located at the time of inspection.

It must be understood that due to the biology and habits of subterranean termites, the status and situation of the property and buildings inspected may change at any time. It is possible that subterranean termite infestation and attack can occur in as little as 24 hours after the time of the inspection. It is important that you consider options for the management of your property from the attack of subterranean termites.

Was there any evidence of timber damage visible? **None found at the time of inspection.**

3. MOST IMPORTANT:

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and 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 inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

General remarks: A more thorough invasive inspection is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Due to the unpredictable nature of termite behaviour, the fact that if no active termites were visible despite the best endeavours of the consultant at the time of the inspection, this should not be taken as a guarantee that no termites were present. Termites may be present but undetectable or may have temporarily vacated a location at the time of the inspection.

4. Drill holes were found and is evidence of a previous termite treatment. No liability is accepted for any failure of a termite management system installed.

WARNING: If evidence of drill holes in concrete, timber piers or other signs of a possible previous treatment is reported then the treatment was possibly carried out **because of pre-construction management or an active termite attack**. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box and under the kitchen sink indicating the type of termite shield system and treated areas. Some signs of termite management systems are not readily visible during inspections.

A durable notice **was not** visible indicating a termite system has been installed.

This firm can give no assurances with regards to work that may have been previously performed by other firms. **You should obtain copies of all documentation and make inquiries as to the nature of the treatment**, when it was carried out and warranty information. In most cases you should arrange for a treatment using Termidore in accord with "Australian Standard 3660.2" be carried out to reduce the risk of future attack.

5. BORERS

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and **Calymnaderus incisus (Queensland pine beetle)** must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is advised. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Was visible evidence of borers found? **No visible evidence found at the time of inspection. This report does not list every single piece of damage.**

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Borer advice: Replacement of all susceptible timbers is always preferred since in the event of selling the property in the future it is probable that an inspector will report the borers as active. A chemical treatment to control and/or protect against furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option.

6. FUNGAL DECAY RESULTING FROM WOOD DECAY FUNGI

This inspection is only an assessment of visible wood decay fungi that is subject to easy termite attack (in contact with the ground). In some cases the evidence of decay may not be apparent until significant decay has occurred. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

Was evidence of wood decay fungi (wood rot) found? **Yes and was found in but not necessarily limited to various fence timbers.** This report does not list every single piece of damage.

Minor damage was found at the time of inspection. This report does not list every single piece of damage.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert immediately to determine the full extent of damage and the estimated cost of repairs or timber replacement. (See Terms & Limitations).

Evidence of timber discolouring, blistering and/or chalky paint was **not visible at the time of inspection.**

Blistering and chalky paint allows water to enter timbers and will result in wood decay over time. The early signs of wood decay may be timbers discolouring. Urgent sanding back, sealing and repainting to protect should be implemented. This may stop the process, however you should consult a building professional and obtain advice as to whether timber repairs are required or sanding back, sealing and repainting is all that is required.

7. CONDUCTIVE CONDITIONS FOR TIMBER PESTS

Water leaks: Water leaks, especially in or into the under-cross / subfloor or against the external walls, increases the likelihood of termite attack. Leaks from wet areas also increase the likelihood of concealed termite attack. Hot water overflows and condensation pipes should be connected to plumbing.

At the time of the visual inspection **no visible leaks were found.**

We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage immediately and the estimated cost of repairs.

Moisture; At the time of the inspection **moisture readings were normal. Down pipes require repairs and not connected to a drain.**

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leak in roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

Drainage: Poor drainage, especially in the under-cross, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally **adequate but monitor**. Dry conditions at the time of the inspection make assessments difficult. Weather conditions today **fine**.

Hot water services and air conditioning units which discharge water alongside or near to building walls should be connected to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? **No leaks found at the time of inspection.**

Condensation pipe air condition unit not connected to a drain.

Ventilation: Ventilation, particularly to the under-cross / sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however, the ventilation appears to be generally **adequate**.

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building 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.

Does the slab edge inspection zone fully comply? **Not applicable.**

Note: A high proportion of termite attacks are over the slab edge of both infill and other concrete slab types. Covering the slab edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction plans may be obtainable by your conveyancer. 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. Where the slab edge is not fully exposed or the slab edge is an infill slab or the slab edge cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS3660.2.

In fill slabs: A slab on the ground cast between two walls, other slabs should be in accordance with AS 2870-1996 and 3660.1-2000.

Weep holes in external walls: It is very important that soil, lawn, decking timbers, concrete paths, tanks 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. Inspection zone of 75mm is required.

Were the weep holes clear allowing the free flow of air? **Not applicable.**

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor termite shields increase the risk of termite infestation.

We claim no expertise in building. However, in our opinion the termite shields appear to be **adequate where inspected**.

Other physical shield systems are not visible during inspection and no comment is made on such systems.

Other areas that appear conducive to termite infestation: Timbers in ground contact can provide concealed access for termites. **All untreated timbers in contact with the ground should be replaced with non-susceptible material or removed.**

8. OTHER INFORMATION:

Instruments and techniques used when carrying out this inspection as per Australian Standards 4349.3.

- (1) Moisture detecting meter – instrument used for assessing the moisture content of building elements.
- (2) Probing – a technique where timber and other materials/areas are penetrated with a sharp instrument but does not include probing decorative timbers or finishes – drilling of trees.
- (3) Sounding – a technique where timber is tapped with a solid object.

Keep stored items off the external walls and termites love moisture, untreated timbers attract termites, do not disturb any treated areas in any way.

Where there are rooms under the house (under-cross) or below ground level, they may be subject to dampness and can lead to concealed termite attack through cracks, joins and poor grouting.

OVERALL EVALUATION OF THE PROPERTY:

At the time of the inspection the **DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered to be **moderate**.

SUBTERRANEAN TERMITE TREATMENT ADVICE: Where there is no evidence of a termite management programme or there is no documentation of a treatment by a licensed and insured pest control company within the previous 12 months or where no current warranty documentation covered by a management agreement with a licensed and insured pest control company is available at the time of the inspection, it is recommended that you engage a licensed and insured Pest Management firm to initiate a Termite Management Programme for this property in accord with AS 3660-2000 to protect against subterranean termites **and 6 to 12 monthly inspections are essential.** This Report does not deal with any Termite or Borer preventative measures, or provide quotations for the control, eradication or prevention of infestation by timber pests.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 is conducted at this property every **6 months but not more than 12 months. 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 minimal.**

SUGGESTIVE MAINTENANCE ADVICE REGARDING PEST MANAGEMENT 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 termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises 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 or breach barriers but they can be detected more readily during routine inspections."

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

This information forms an integral part of the report.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The AS 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods or lifting carpet. The inspector shall determine whether sufficient safe space is available to confined areas.

UNDER-CROSS – dimensions are that the access hole must be at least 500mm x 400mm and there is at least 400mm of space to crawl beneath the lowest bearer or 500mm beneath the lowest part of any concrete floor.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we will perform a more invasive physical inspection in conjunction with a qualified builder that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We will physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that we and the builder will not be held liable for any damage caused to the property. A quotation is available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, 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/air condition units, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge.

Weep holes must be kept free of obstructions (75mm). It is strongly advised that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

SUBTERRANEAN TERMITE INFORMATION

No property is safe from termites! Termites are the cause of the greatest losses of timber in service in Australia. Independent data compiled by the State Forestry Department shows 1 in every 4 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. 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 most timbers in a home.

How Termites Attack your Property. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one 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 termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage: Once in contact with the timber they excavate it often leaving only a thin layer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost up to six thousand dollars 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 a 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 sisalation, 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.

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 coverings 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.

Anobium borer (furniture beetle) and Queensland pine borer 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 also 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.

Lyctus borer (powder post beetle) these borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 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 emergence holes may be considered unsightly in which case timber replacement is the only option. 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.

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.

LIABILITY DISCLAIMER: 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).

LIABILITY DISCLAIMER TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named at the beginning of this visual timber inspection report. Any third party acting or relying on this

Report, in whole or in part does so at their own risk.

However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning or pre sale of a property then the Inspection Report may be ordered/purchased up to 7 days prior to the Auction/sale, copies may be given out prior to the Auction or Sale and the Report will have a life of 14 days during which time it may be transferred to the purchaser at a reduced cost so as to be covered by insurance. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the visual timber 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 fourteen (14) 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 then 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.

In the event you do not comply with the above Complaints Procedure and commence litigation against us then you agree to fully indemnify us against any awards, costs, legal fees and expenses incurred by us.

CONTACT THE INSPECTOR:

Please feel free to contact the inspector by **phone (no queries are answered by email or text).**

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 any clarification then contact the inspector prior to acting on this report.

It is recommended you read all sections of this report and understand all the information provided (prior to going unconditional when purchasing or prior to bidding at auction), should you not understand any section you need to have your Solicitor explain them to you.

The Inspection and Report was carried out by: Ian Irwin QBCC Act Licence Number 752437

State Licence Number: 235

Dated this 24th day of July 2025

Signed for and on behalf of: Ian Irwin

Signature: *I Irwin*

For your re inspection as per our recommendations please contact me to book your annual Termite Inspection.