

Timber Pest Inspection Report

Provided By



TWINSPECTORS
BUILDING & PEST INSPECTIONS

DEFENCE PEST MANAGEMENT
Dependable Defense For A Pest-Free Home

Twinspectors

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Inspection Address

9/50 Ferndale Street Annerley QLD 4103



1

Minor Defects

0

Major Defects

Report Information

Client Information

Client Name	Bec Coccia
Email	sales@twinspectors.com.au
Total Fee	\$555.00

Inspection Information

Report/Agreement #	1401260356311
Inspection Date:	15 Jan 2026
Inspection Time:	01:00 pm

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4. OVERALL ASSESSMENT

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
CONDUCIVE CONDITIONS	4.2 Moisture Readings	Was There Any Excessive Moisture Readings?	#1. At the time of the inspection moisture readings were high. Ensuite shower, only. All other areas in normal range.



TIMBER PEST INSPECTION

Please Note: Inspector identification, licensing details, and direct contact phone number relevant to this inspection are included on the final page of this report.

For the purpose of visual timber pest inspection this timber pest inspection report which form part of a combined timber pest and building inspection. The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date and time of inspection, agreement number, who the report is prepared for and the description of the property inspected. **THIS IS A VISUAL INSPECTION ONLY** carried out in accordance with the relevant Australian Standard — either AS 4349.3-2010 (Pre-Purchase Timber Pest Inspections) or AS 3660.2:2017 (Termite Management – In and Around Existing Buildings and Structures), depending on the type of inspection requested.

Tools used during this visual inspection

Standard Tools Used

- A powerful robust torch
- PPE equipment
- Ladder extendible to 3.6 metres
- Sounding tools
- Probes or knife
- Pair of pliers
- Moisture meter
- Camera
- Measuring tape or ruler
- Hand lens

Additional equipment required if circumstances demand.

- Thermal Imaging Camera
- Termatrac

Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

It is important that you read all sections of the report as well as the additional information at the end of the report. Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report. As this is a visual inspection only, there may be damage to structural timbers within the building from termite infestation which is concealed by wall/s and/or ceiling linings, and that such damage has neither been inspected for nor reported herein.

If you require further investigation, an invasive inspection can be arranged upon request. This may involve the removal or disturbance of building elements to gain access to concealed areas and falls outside the scope of this standard visual inspection.

If there is something you do not understand or require further clarification, please contact the Inspector.

IMPORTANT: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency, should implement any recommendation or advice given in this report. Please contact the inspector if there is something you do not understand or require further clarification on.



ACCESS AND RESTRICTIONS

Summary Only

Important Disclaimer

This summary and the opinion 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 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. The report is subject to the terms, conditions and limitations.

Note: It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

1.1 Access to Areas

Areas where Access Should be Gained

Yes. Please read the report in its entirety.

1.2 Timber Pest Activity

Was there any Termite Workings or Damage Found

No: Of the areas able to be inspected there were no termite workings or termite damage visible. Please read this report in its entirety.

Were Any Live or Active Termites Found

No: Please read this report in its entirety.

NOTE

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that risk to buildings is very high. We strongly recommend a treatment to eradicate the termites and to protect the building.

Any Visible Borer or seasoned Timbers Found

No: Please read this report in its entirety.

Any Damage caused by Wood Decay, Rot Found

No: Please read this report in its entirety.

Evidence Of Chemical Delignification

No: Please read this report in its entirety.

Are further inspections recommended

Yes: Please read this report in its entirety.

Were any major safety hazards identified

No: Please read this report in its entirety.

Susceptibility of this property to timber pests

In our opinion, the susceptibility of this property to timber pests is considered to be MODERATE TO HIGH. This assessment should be considered in the context of the entire report, which should be read in full for accurate understanding and recommendations.

Is an Invasive Inspection Recommended

No: Please read this report in its entirety.

1.3 Brief Description of the Structure Inspected**Building Type**

Town House.

**Height**

Double Storey.

Piers Type

Steel.





Floor

The floor construction is a concrete slab-on-ground.

Chipboard.



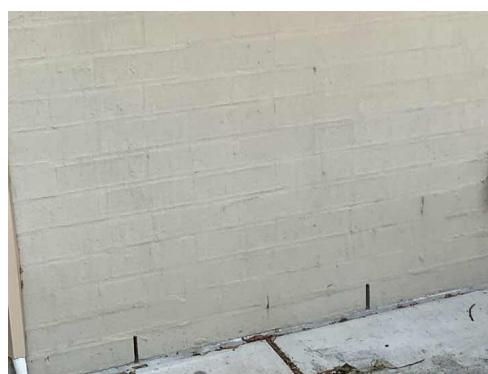


Walls

Brick veneer.

Rendered.

Hardiplank.



Roofing Iron.



Framing

Timber frame and trusses.



Garage

The property includes a single lock-up garage located under the main roof structure.



Fences

Timber fencing.





Out Buildings

Not Applicable.

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 carried out in accordance with the relevant Australian Standard — either AS 4349.3-2010 (Pre-Purchase Timber Pest Inspections) or AS 3660.2:2017 (Termite Management – In and Around Existing Buildings and Structures), depending on the type of inspection requested. This 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.

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 (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. If reported a special purpose report may be necessary.

3. Hidden damage: If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

4. Accessibility: A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-inspect the obstructed Areas.

5. 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.

6. Determining extent of damage: The report is not a structural damage report. 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 separate inspection by a qualified 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.

7. 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.

8. 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).

9. 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 his or her own risk.

10. Complaints procedure: In the event of any dispute or claim arising out of, or relating to the inspection or the report, you must notify us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a mediator nominated by us from the institute of arbitrators and mediators of Australia. The cost of the mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The institute of arbitrators and mediators of Australia will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the arbitrator, will proceed in the following manner:

- A)** the parties must submit all written submissions and evidence to the arbitrator within twenty one (21) days of the appointment of the arbitrator; and
- B)** the arbitration will be held within twenty one (21) days of the arbitrator receiving the written submissions.

The arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the arbitrator is final and binding on both parties. Should the arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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 in having your litigation set aside or adjourned to permit the foregoing complaints procedure to complete.

11. 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.

2. Visual Timber Pest Inspection Report

Important Information

For complete and accurate findings, please refer to the attached full visual timber pest inspection report, prepared in accordance with the relevant Australian Standard (AS 4349.3-2010 or AS 3660.2:2017, as applicable).

2.1 Brief Description of Areas Inspected

NOTE

Only structures, fences & or trees within 30m of the building but within the property boundaries were inspected.

The areas inspected were(1)

Exterior
Fences
Grounds
Subfloor



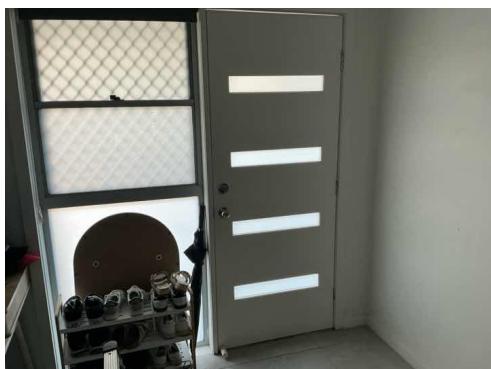


The areas inspected were

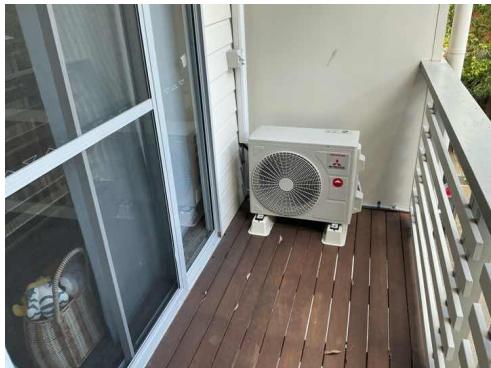
Garage

Interior of the dwelling, including balconies

Roof Void









2.2 Areas Not Inspected

Please Note

No inspection was carried out, and no report is provided, for areas that were inaccessible, not readily accessible, or obstructed at the time of inspection. These include—but are not limited to—cavity walls, concealed framing timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete slabs, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks or posts, and any locked or restricted areas.

Removing furnishings, floor coverings, or other obstructions to access these areas is outside the scope of this inspection. It is strongly recommended that all obstructions be cleared and full access provided, as defects or timber pest activity may exist in these uninspected areas.

2.3 Areas Where Reasonable Access Was Not Available and Reasons for Inaccessibility

Reasonable access not available

Interior

Subfloor

Exterior

Roof

2.4 Reasonable Access Areas Not Available

Interior

Inspection of the interior was restricted by furniture, fixtures, and floor coverings. A further inspection is recommended once the property is vacant and full access is available.

Wall hangings and/or paintings were not removed during the inspection and may conceal timber pest damage. A further inspection is recommended once these items have been removed.

Cupboards and wardrobes were not emptied at the time of inspection. Contents may obscure signs of timber pest activity or moisture. An inspection of cleared storage areas is advised.

Exterior

No inspection of zero boundary area was possible.

Roof Void Because

No inspection of low inaccessible area of roof was possible. Receding trusses makes access difficult or impossible.

Insulation restricted full inspection of roof cavity. Full inspection is not possible unless insulation is removed.



Slab on ground

No – due to partial slab-on-ground construction, reasonable access was not available during the inspection.

2.6 House Furnishings

Please Note

Where a property is furnished at the time of inspection, it must be understood that furniture and stored goods may conceal evidence of timber pest activity or damage. Such evidence may only become apparent once the property is vacated. In these instances, a follow-up inspection of the vacant premises is strongly recommended.

No inspection was conducted—and therefore no findings can be reported—for areas that were inaccessible or partially inaccessible at the time of the inspection. If access to any part of the dwelling was restricted, timber pest activity or damage may exist in those areas. Nothing in this report should be interpreted to imply that inaccessible or partially inaccessible areas were free from timber pest infestation at the time of inspection.

This includes, but is not limited to: concealed frame timbers, wall and ceiling linings, eaves, areas beneath concrete floors, soil-covered or landscaped areas, rubbish piles, floor coverings (such as carpet and vinyl), furniture, wall-mounted items (e.g. pictures or mirrors), built-in or freestanding appliances (such as dishwashers, refrigerators, ovens, microwaves, washing machines, heating/cooling units), stored goods (e.g. clothing, boxes, beds placed against walls), insulation, and hollow construction elements (such as columns, poles, or decorative features).

Furnishings present during the inspection were not moved or inspected and are excluded from the scope of this report.

Was the dwelling Furnished

The dwelling was fully furnished.



TIMBER PEST FINDINGS

3. Subterranean Termites

Were Active or Live Termites Visible

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

3.1 Termite Nests

Was a Termite Nest Found

No termite nests found at time of inspection.

3.2 Subterranean Termite Damage or Workings

Any workings or damage found

No evidence of termite workings or timber damage was observed at the time of inspection, within the visible and accessible areas assessed.

Disclaimer

Where evidence of termite activity or workings has been identified within the grounds or structure, the risk of ongoing or further termite attack is considered very high. In such cases, a targeted treatment should be carried out to eliminate any active termites, followed by the installation of a compliant termite management system in accordance with Australian Standard AS 3660 to protect the structure from future infestation.

If damage is visible does it present a safety risk

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

VERY Important:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

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 realize 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 utilizing 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 immediately to reduce the risk of further attack.

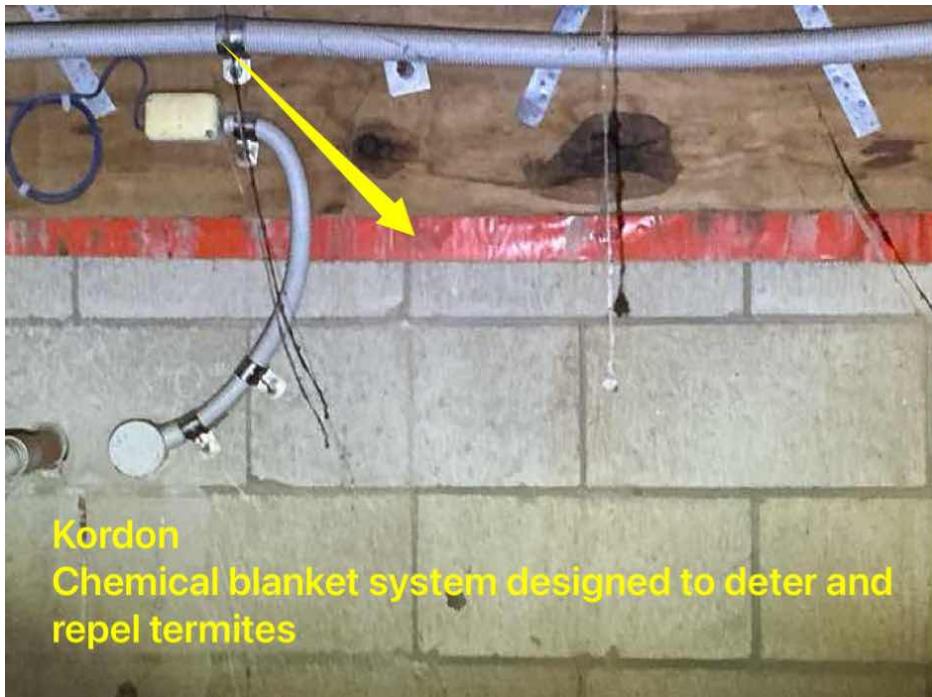
General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

3.3 Any Evidence of a Previous Termite Treatment?

Any Evidence of previous Treatments Found

Part a to Australian standard was completed at time of construction, insure that part B was completed and is maintained

Kordon blanket has been installed as the barrier for termites, you must insure the structure has regular inspections



Warning

Important Notice Regarding Evidence of Previous Termite Treatment

If drill holes in concrete, brickwork, or other signs suggesting a previous termite treatment are observed, it indicates that a treatment may have been carried out either as a preventative measure or in response to active termite activity.

Please be aware that timber damage may exist in concealed areas. If any termite damage is identified, an invasive inspection is strongly recommended. A licensed builder should also be engaged to assess the full extent of the damage and provide an estimate for any necessary repairs, as such damage is often only visible once wall linings or other structures are removed.

Typically, when a termite treatment has been completed, a durable notice is placed in the meter box. This notice should specify the type of termite management system installed; such as a physical barrier, treated zone, or a combination of systems.

3.4 Durable Notice

Was a Treatment Notice Found

please check with body corp records as to frequency of termite inspection and for current termite protection

Please Note

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "australian standard 3660" be carried out to reduce the risk of further attack.

3.5 Timber Fungal Decay - Rot

Evidence of Wood Decay Fungi -Rot

Yes, in the following areas ,

Timber Fence , body corporate Related

Extent of Damage Caused by Rot

Moderate Damage

Does the damage present a Major Safety Hazard

No

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

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

3.6 Chemical Delignification

Was there any visible evidence of chemical delignification?

No evidence of chemical delignification was seen at the time of inspection.

3.7 Borer Findings

Borer Information

Borer information: *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 *calymmaderus 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 recommended. 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 Borer Found

No

Please Note

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations). 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.

3.8 Borer Recommendations

Borer Recommendations

No treatment recommended at this stage.

Note: Only *lyctus* borer/powder post borer, pin-hole borer and furniture beetle presence is inspected



CONDUCTIVE CONDITIONS

4. Conducive Conditions to Timber Pests

Water leaks

At the time of inspection no visible leaks were located.

Please Note

Water leaks, particularly into the subfloor area or against external walls (e.g. leaking taps, water tanks, downpipes, or gutters), *increase the risk* of termite attack. Leaks from showers or other wet areas also raise the likelihood of concealed termite activity. These conditions may also promote borer activity and wood decay. If any leaks have been identified, a licensed plumber or qualified building professional should be engaged to assess the full extent of the damage and provide an estimate for repairs.

4.1 Service Unit Overflow Points

Was the Overflow Sufficiently Drained?

Yes.



Was the Air Conditioner Sufficiently Drained?

Yes.



Was the Water Tank Overflow Connected to Storm?

Not applicable.

Disclaimer

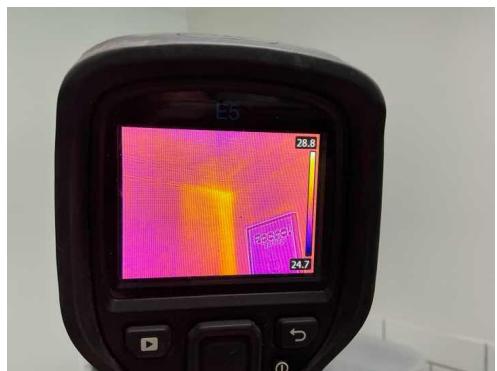
Hot water systems and air conditioning units that release water near the building should be *connected to appropriate drainage*. If a direct connection is not possible, the outlet should be extended to discharge several metres away from the structure, as wet areas close to the building are highly conducive to termite activity. Water tanks must not leak, and their overflow should be properly connected to stormwater drainage. If the water tank overflow is not connected, a licensed plumber should be engaged to carry out the necessary work.

4.2 Thermal Imaging Results (Non Standard Tools Use)

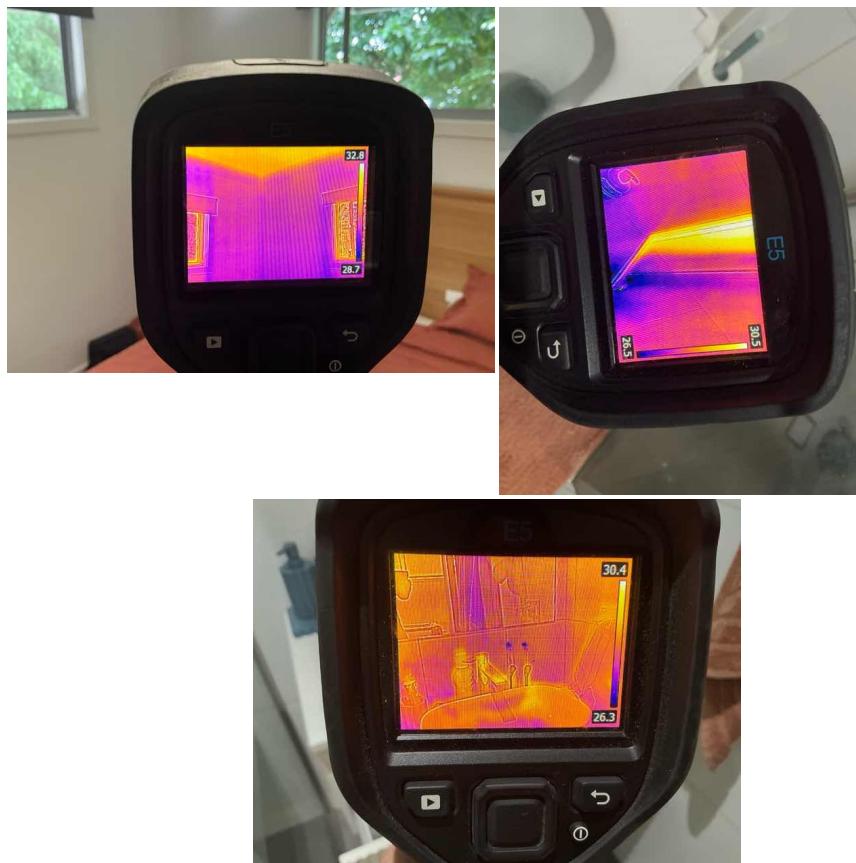
Observation

No thermal anomalies were detected.

An infrared thermal imager was used as part of this inspection. The effectiveness of thermal imaging may be limited by factors such as visual obstructions, ambient temperature, wall construction, surface material, and insulation. Where surfaces are obstructed or otherwise inaccessible, accurate thermal readings cannot be obtained and are excluded from the scope of this inspection. Any observations made are based solely on conditions visible at the time of inspection and do not guarantee the absence of issues in areas that could not be assessed.







4.2 Moisture Readings

Was There Any Excessive Moisture Readings?

#1. At the time of the inspection moisture readings were high.

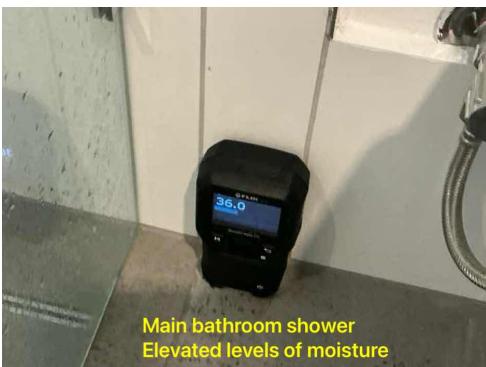
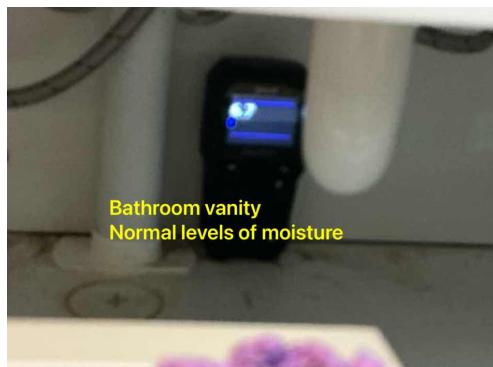
Ensuite shower, only. All other areas in normal range.

Normal range, 0-30%.

Elevated range, 30-50%.

High levels, 50% and above.







Moisture Detection Equipment Used

Flir MR60 Moisture Meter.

Thermal imaging camera is used to locate variations in temperature, this may be pest or moisture related.

Disclaimer: If elevated moisture levels are reported, a suitably qualified building professional must be engaged to investigate the source of the moisture, assess the extent of any resulting damage, and provide an estimate for necessary repairs.



4.3 Sub Floor Ventilation

Sub Floor Ventilation Assessment

Adequate.

Disclaimer: Adequate ventilation, particularly in the subfloor area, is essential in reducing the risk of timber pest activity within a property. Where ventilation is deemed insufficient, a licensed builder or other suitably qualified professional should be consulted to assess and recommend appropriate corrective measures.

4.4 Slab Edge Exposure

Is the Slab Edge Adequately Exposed?

Not applicable.

4.5 Weep Holes & Sub Floor Vents

Were the Weep Holes Clear of Debris?

Yes.

Were The Vents Clear?

Not applicable.

Disclaimer

It is *essential* that weep holes are not obstructed by soil, lawn, concrete, pavers, or render. In some cases, weep holes may have been inadvertently covered during rendering or landscaping works. Weep holes must remain clean, unobstructed, and free-flowing to allow for adequate ventilation and drainage. Partial or full obstruction of weep holes can facilitate concealed termite entry and significantly increase the risk of infestation.

5. Ant Capping & Termite Shields

Termite Shields

Not applicable.

Disclaimer

Termite shields (ant caps) should be maintained in good condition to ensure that any termite activity remains visible. Properly installed shielding exposes termite workings and helps prevent concealed entry. All joins in the shielding should have been soldered during installation; where unsoldered joins are observed, the shielding must be considered inadequate. A licensed builder may be able to repair or replace the shielding. If rectification is not possible, a chemical treated zone may be required to reduce the risk of concealed termite entry. Missing, damaged, or poorly installed shields significantly increase the risk of infestation. If shielding is deemed inadequate, consultation with a builder or other qualified expert is recommended. Other physical barrier systems not visible to inspection are beyond the scope of this report and no comment is made on their condition.

6. Areas Found Conducive To Termite Infestation

Conducive Areas Requiring Amendments

The fence is in contact with soil in some areas. This is conducive to decay and termite attack

There are timber sleepers in the garden. Termites love nesting below timber sleepers as it provides a good food source while also providing protection for the nest. It is recommended that all timber sleepers be removed or replaced with a non-susceptible product (i.e. Concrete) as they are conducive conditions for termites. The degree of risk is moderate to high.

7. Environmental Conditions

Are Trees Close to Home

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation and I recommend you liaise with the neighbours to have regularly checked and if in your site, organise regular inspections for termite infestation.



OVERALL ASSESSMENT

9. Overall Assessment of Property

Degree of Risk of Termite Infestation is

The overall degree of risk of timber pest infestation to this property appears to be **MODERATE** - See notes below. The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

Please Note

Where or if there has been evidence of live termites or termite damage or termite workings (mudding) found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

10. Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accord with AS 3660-2000 to protect against subterranean termites is not essential as a system is installed, However we can not confirm the efficiency of the system 12 Monthly Inspections are strongly advised.

11. Future Inspections

Future Inspections

Future inspections: As 3660.2-2000 Recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections will not stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

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 Or as 3660.2-2000

Recommended Inspection Intervals

12 Months.

12. General Remarks

Terms And Conditions

IMPORTANT INFORMATION

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 of 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 the 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 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.

1.3 Minor - Damage that is superficial 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 and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

1.6 Timber Damage - It is essential that any timber damage noted in the report 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 AS3660 refers to AS4349.3-2010 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 SPACE - 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.

SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest part of any bearer and at least 500mm below any concrete member.

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed safely on the ground.

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.

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 physically 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 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 an 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. Price available on request.

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 obstructions then it is possible for termites to effect 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 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 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.

5.0 EVIDENCE OF TERMITE DAMAGE: Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

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 their life. Australia's subterranean termite species are the most destructive timber pests in the world.

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 and 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.

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 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. Refer to this report (if applicable) for further information.

Anobium punctatum borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

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.

Queensland Pine Beetle borer. These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

Non-Commercial borers Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

8.0 FUNGAL DECAY (WOOD ROT) Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

9.0 MOULD: Mildew and non-wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health 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 an Industry Hygienist.

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, building faults, timber pest activity and damage or their importance 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.

The Inspection and Report was carried out by: Jason Gruenfeld

State License Number: QBCC- Building #15460953 - QLD Pest #PMT012962 - Pool #PS 1198105

Contact the Inspector on: 0452 292 082

For and on Behalf of: Twinspectors

