



**CHILDS**  
**PROPERTY**  
**INSPECTIONS**

# PRE-PURCHASE PEST REPORT

REFERRED BY:

REFERENCE DETAILS:

CLIENT:

PROPERTY INSPECTED:

INSPECTION DATE & TIME:

AGREEMENT NUMBER:

AGREEMENT DATE:

REPORT NUMBER:

Sample Report



# Visual Timber Pest Inspection & Report

in accordance with AS 4349.3

## IMPORTANT DISCLAIMER

- This Summary is supplied to allow a quick and superficial overview of the inspection results.
- This summary is NOT the Report and cannot be relied upon on its own.
- This summary must be read in conjunction with the full Report and not in isolation from the Report.
- If there should 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.
- Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.
- Please note where a complete inspection of areas was not possible, timber pest activity and/or damage may exist in these areas.

## ACCESS SUMMARY

### **Areas Inspected:**

Interior, exterior, roof void, sub-floor, fences, outbuildings, garage, carport

### **Areas NOT Inspected:**

No inspection was made, and no report is submitted, on inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patio subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts etc.

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

To the rear 20% of the subfloor due to no access available

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

Yes

- internally by floor coverings, furniture and stored goods
- to the slab edge by landscaping and infill

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

Yes

- as above

## TIMBER PEST ACTIVITY SUMMARY

**IMPORTANT:** We strongly recommend the Purchaser make enquiry from the Vendor about timber pests, and in particular termites for this property.

Please feel free to contact the inspector who carried out this inspection (see final page of Report for details). Often it is difficult to explain problems, situations, access difficulties or their importance in a manner that is easily understood in a written format. Should you require any further explanation please contact the inspector prior to any decision to purchase.

**Were active subterranean termites (live specimens) found:**

No

**Was visible evidence of subterranean termite workings or damage found:**

No

**Severity of termite damage is assessed as being:**

N/A

**Was visible evidence of borers of seasoned timbers found:**

No

**Severity of borer damage is assessed as being:**

N/A

**Was evidence of damage caused by wood decay (rot) fungi found:**

Yes to the fence

**Severity of decay damage is assessed as being:**

Moderate

*(If damage is detected a Building Inspection should be carried out to more accurately determine the extent of the damage)*

## REPORT DETAILS

### CONSTRUCTION

The property inspected is a single storey, semi detached building of full masonry construction. This structure is on pier and strip and concrete slab footings, with a skillion roof covered in corrugated steel.



## FENCES

Fences are of timber construction.

**Inspection revealed no evidence of termite or borer infestation to visible timbers in this area at the time of the inspection.**

**Evidence of wood decay fungi (wood rot) was found to the rear fence. 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.**

## EXTERNAL TIMBERS

**Inspection revealed no evidence of termite or borer infestation to visible timbers in this area at the time of the inspection.**

## SUB-FLOOR

**Inspection revealed no evidence of termite or borer infestation to visible timbers in this area at the time of the inspection.**

We recommend the removal of forming timbers in place below suspended concrete floors, as these timbers predispose the property to subterranean termite attack.

No inspection of the sub-floor area to the rear 20% was carried out due to the access point being fixed shut. It should be noted that underfloor is a prime area of timber pest attack and the absence of timber pest activity or damage to accessible timbers should not be taken as an indicator that inaccessible timbers are also free from attack. We recommend that access be gained to enable a complete report to be submitted.

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 or a chemical shield may need to be installed to provide a shield to replace the use of the shielding. Missing, damaged or poor shields increase the risk of termite infestation.

We claim no expertise in building. However, in our opinion the termite shields appear to be inadequate. A builder or other building expert should be consulted.

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

## SUB-FLOOR VENTILATION

Ventilation to the sub-floor space was observed to be inadequate. To help prevent against the degradation of timber, caused by fungal decay and/or insect attack, sub-floor ventilation should be improved.

## INTERIOR

**Inspection revealed no evidence of termite or borer infestation to visible timbers in this area at the time of the inspection.**

An internal inspection was limited by floor coverings, furniture and stored items. Removal of floor coverings, furniture and stored items is not within the scope of this report, but is available at an additional cost if required.

## ROOF CAVITIES

**Inspection revealed no evidence of termite or borer infestation to visible timbers in this area at the time of the inspection.**

Part of the roof is of skillion type construction and there is no cavity present for an inspection. Accordingly, no report is submitted on this area.

## CONCLUSION

**Inspection revealed no evidence of termite or borer infestation to visible timbers at the time of the inspection. We recommend that the property be protected by a preventative treatment and a pest inspection be carried out at intervals not exceeding six monthly in accordance with AS3660.2-2000 and AS4349.3.**

**We recommend that access be gained to the inaccessible sub-floor area to allow a complete report to be submitted.**

## RISK FACTOR

The overall risk assessment of termite attack to the property is deemed to be high.

## IMPORTANT INFORMATION

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

- 1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber Pest Inspections.** Visual inspection was limited to those areas and sections of the property to which reasonable access (see definition on page 3 of this report) was both available and permitted on the date of Inspection. Inspection has been made in the areas where infestation is most likely to occur. The Inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to foliage, mouldings, roof insulation/insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, 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. Only structures, fences and/or trees within 50 metres of the building, but within the property boundaries were 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 termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pest") present on the date of Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) 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.
- 3. LIMITATIONS:** Nothing contained in this Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 4. DETERMINING EXTENT OF DAMAGE:** This Report does not and cannot state the extent of any damage. It is NOT a structural damage report. We claim no expertise in structural engineering. If any Timber Pest activity or damage is Reported, then it must be assumed there may be some structural damage and a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed by this report or not.
- 5. POSSIBLE HIDDEN DAMAGE:** If Timer Pest activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, e.g. 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.

6. **INVASIVE INSPECTION:** 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 therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.
7. **CONSUMER COMPLIANCE PROCEDURE:** In the event of any controversy or claim arising out of, or relating to this Timber Pest Property Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
8. **MOULD:** Mildew and non-wood decay fungi is commonly known as Mould, and not considered to be 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.** If in the course of the inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and 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 or a qualified expert such as an Industry Hygienist.
9. **FUTURE INSPECTIONS:** AS 3660.2-2000 recommends “regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended”. It goes on to inform that “regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized”.

## TIMBER PESTS AND DAMAGE TO PROPERTY

**BEFORE you decide to purchase this property 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 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 Australian Standard 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 consultants 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.

Area	Access Hole	Crawl Space	Height
Roof Interior	450 x 400 mm	600 x 600 mm	Accessible from 2.1 m step ladder or 3.6 m ladder placed against a wall
Sub floor	500 x 400 mm	Vertical clearance	<b>Timber floor:</b> 400 mm to bearer, joist or other obstruction <b>Concrete Floor:</b> 500 mm
Roof Exterior			Accessible from a 3.6 m ladder

## A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

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 that involves moving or lifting: insulation, stored items, furniture and 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. This style of report is available by ordering with several days notice. Inspection time for this style of 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 written permission of the owner who must acknowledge all the above items and confirm that our firm will not be held liable for any damage caused to the property. Prices 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 effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged

Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place, but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

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

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

## SUBTERRANEAN TERMITES

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows **1 in 5 homes** is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pest in the world. In fact, it can take *"as little as 3 months for a termite colony to severely damage almost all the timber in a home"*.

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

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

**Subterranean Termite Ecology** These termites are social creatures usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if the gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of

termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud-encrusted tunnels to the source of the food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

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

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

## BORERS OF SEASONED TIMBERS

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

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

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

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

## TIMBER DECAY FUNGI

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

### **Important Maintenance Advice regarding Integrated Pest Management and Prevention of Timber Pests**

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around the property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, form insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; formwork 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 formwork, 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.**

**It is *strongly recommended* that full Inspection and Report should be carried out every six (6) months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

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 advised that *"the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge barriers but they can be detected more readily during routine inspections."*

**DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify of Termite activity and/or damage present at or prior to the date of the Report in any area(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 within Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This report is made solely for the use and benefit of the Client named on the front of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this Report whether in whole or in part does so at their own risk.

Sample Report