

Rentokil

The Experts in Pest Control

Visual Timber Pest Inspection

Report in Accordance with AS 4349.3



Visual Timber Pest Inspection

& Report in Accordance with AS 4349.3

CLIENT:

MR BUYER

We wish to advise that this inspection and report was conducted using the following method;

Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style.

Visual Timber Pest Inspection

& Report in Accordance with AS 4349.3

PROPERTY INSPECTED:

25 MAIN ST, CASTLE HILL

DATE OF INSPECTION:

28 JANUARY 2015

INSPECTION PERFORMED BY:

BRAD STOCKER on 0413 371 336

We wish to advise that this inspection and report was conducted using the following method;
Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style.

3. CONTENTS



- 1. COVER PAGE**
- 2. CLIENT AND PROPERTY INFORMATION**
- 3. CONTENTS**
- 4. REPORT SUMMARY**
- 5. IMPORTANT INFORMATION**
- 6. BUILDING DESCRIPTION**
- 7. INTERIOR INSPECTION**
- 8. ROOF VOID INSPECTION**
- 9. SUBFLOOR INSPECTION**
- 10. SUBFLOOR CONDUCTIVE CONDITIONS**
 - 10(a) TIMBER FORMWORK / TIMBER DEBRIS ON SOIL**
 - 10(b) TERMITE SHIELDS (ANT CAPS) OR OTHER PHYSICAL TERMITE BARRIERS**
 - 10(c) FUNGAL DECAY**
 - 10(d) VENTILATION CONDITION REPORT**
- 11. EXTERNAL AREAS INSPECTION**
 - 11(a) WINDOWS, DOOR FRAMES AND OTHER EXTERNAL TIMBERS**
 - 11(b) GUTTERS & DOWNPIPES**
 - 11(c) SLAB EDGE EXPOSURE / SOIL LEVELS**
 - 11(d) PATIOS / DECKS AND OTHER TIMBER STRUCTURES**
 - 11(e) HOT WATER SERVICE / AIR CONDITIONING OVERFLOW**
 - 11(f) DRAINAGE**
 - 11(g) OUTBUILDINGS**
 - 11(h) LANDSCAPING MATERIALS / STORED TIMBERS**
 - 11(i) FENCES**
 - 11(j) TREES / STUMPS**
- 12. BORERS**
- 13. SUBTERRANEAN TERMITES OVERVIEW**
- 14. PROPERTY TREATMENT HISTORY**
- 15. GENERAL OVERVIEW**
- 16. RECOMMENDATIONS FOR ACTION**
- 17. IMPORTANT MAINTENANCE ADVICE**

4. REPORT SUMMARY



IMPORTANT DISCLAIMER

- ⇒ This Summary is supplied to allow for 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.
- ⇒ 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.

ACCESS

Are there Area (s) to which Access should be gained?

NO

TIMBER PEST ACTIVITY OR DAMAGE

Were active termites (live specimens) found?

NO

Was evidence of subterranean termite workings / damage found?

YES - See details in the Report

Was visible evidence of borers found to seasoned timbers?

YES - See details in the Report

Was evidence of damage by wood decay (rot) fungi found?

YES - See details in the Report

RECOMMENDATIONS

Is a termite treatment recommended?

YES - See details in the Report

Are there any conducive conditions that increase the risk of infestation?

YES - See details in the Report

5. IMPORTANT INFORMATION



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

- 1. THIS IS A VISUAL INSPECTION ONLY in accordance with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest Inspections.** Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection. An 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/sisalation, 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, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. In a 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 removed. When inspecting a rural property, only the area within 30 metres of the main dwelling was inspected, unless otherwise stated.
- 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 seasoned timber and wood decay fungi (hereafter referred to as "timber pests") present on the date of the inspection. It is based solely upon visual inspection of those areas and sections of the property fully accessible to the inspector 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) 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 the Report implies that any inaccessible or partly inaccessible areas or sections of the property, or any adjoining properties, 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, or any adjoining properties. Nor is it a guarantee that future infestation of timber pest will not occur or be found. No inspection of any furnishings or household items was made. In an occupied property it must be understood that furnishings or household items may be concealing Timber Pest activity and/or damage which may only be revealed when the items are removed.
- 4. DETERMINING EXTENT OF DAMAGE** This Report does not and cannot state the full extent of any damage. If any Timber Pest activity or damage is noted in this Report, further investigation would be recommended, by way of removal of linings/fixtures etc. to help determine the level of the activity and/or damage to the structure and the extent of the repairs required.
- 5. POSSIBLE HIDDEN DAMAGE OR ACTIVITY** If Timber Pest activity and/or damage is found, either within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg wall timbers etc. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings and/or cladding are removed to reveal previously concealed timbers. If activity is not found at the time of the inspection, this is not a guarantee that active termites are not present.
- 6. ATTENTION** This Inspection Firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection, unless provided by way of a separate contract.

6. BUILDING DESCRIPTION



BUILDING TYPE: **Single Storey Residential Home.**
BUILDING CONSTRUCTION: **Brick Veneer.**

FLOORING TYPE: The flooring construction is **timber flooring over timber bearers and joists**

PLEASE TAKE THE TIME TO READ THE INFORMATION AT THE REAR OF THIS REPORT. The information explains the limitations of inspecting properties on a concrete slab. As a building, or part of a building that is constructed on a concrete slab it is always susceptible to concealed termite entry.

This property was **occupied** at the time of the inspection. In occupied or furnished properties, stored goods may conceal evidence of Timber Pest activity. This evidence may only be revealed when the property is vacated and a further inspection of those areas is recommended at that time.

7. INTERIOR INSPECTION



WAS EVIDENCE OF TERMITES FOUND: **YES**

IF "YES" WAS WHERE: **IN THE MAIN BEDROOM CUPBOARD**
IF "YES" WAS TIMBER DAMAGE NOTED: **YES**
EXTENT OF DAMAGE IS CONSIDERED: **Moderate - Timber is hollow**

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

IF "YES" WHERE:
POSSIBLE SOURCE:

WAS EVIDENCE OF MOISTURE FOUND: **NO**

IF "YES" WHERE:
POSSIBLE SOURCE:

WAS EVIDENCE OF NEW TIMBER FOUND: **NO**

NOTE: AREAS NOT INSPECTED: NO INSPECTION WAS MADE AND NO REPORT IS SUBMITTED, OF INACCESSIBLE AREAS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO CONCEALED FRAME TIMBERS OR ANY AREAS CONCEALED BY WALL LININGS/SIDINGS, FLOOR COVERINGS, FURNITURE, PICTURES, APPLIANCES, STORED ITEMS, OR ANY OTHER OBSTRUCTIONS TO VISUAL INSPECTION.

- **PLEASE NOTE SINCE A COMPLETE INSPECTION OF THE ABOVE AREAS WAS NOT POSSIBLE, TIMBER PEST ACTIVITY AND/OR DAMAGE MAY EXIST IN THESE AREAS.**

RECOMMENDATIONS: **Replace the damaged timbers**

INTERIOR AREA(S) TO WHICH REASONABLE ACCESS WAS RESTRICTED OR NOT AVAILABLE AND THE REASON(S) WHY:

FURNISHINGS AND STORAGE THROUGHOUT.

8. ROOF VOID INSPECTION



ACCESS LOCATION: INTERNAL

WAS EVIDENCE OF TERMITES FOUND: **NO**

IF "YES" WAS TIMBER DAMAGE NOTED:
EXTENT OF DAMAGE IS CONSIDERED:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

IF "YES" WHERE:
POSSIBLE SOURCE:

WAS EVIDENCE OF DELIGNIFICATION FOUND: **NO**

IF "YES" WHERE:

WAS EVIDENCE OF NEW TIMBER FOUND: **NO**

ROOF VOID AREA(S) TO WHICH REASONABLE ACCESS WAS RESTRICTED OR NOT AVAILABLE AND THE REASON(S) WHY:

THE ROOF VOID TIMBERS ARE COVERED BY INSULATION AND THIS HAS LIMITED OUR INSPECTION. IN SOME AREAS WE ARE UNABLE TO SIGHT ANY PARTS OF THE CEILING JOISTS AND WALLS.

ACCESS TO PARTS OF THE ROOF VOID WERE RESTRICTED DUE TO THE AIR CONDITIONING SYSTEM AND ASSOCIATED DUCTING.

NOTE: AREAS NOT INSPECTED: NO INSPECTION WAS MADE **AND NO REPORT IS SUBMITTED**, OF INACCESSIBLE AREAS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO CONCEALED ROOFING TIMBERS OR ANY AREAS CONCEALED BY INSULATION, SARKING, SOFFIT/EAVES, SKILLION ROOF VOID'S, CHANGE OF DIRECTION SECTIONS IN TRUSS ROOF VOID'S, STORED GOODS/FURNITURE, OR ANY OTHER OBSTRUCTIONS TO PREVENT VISUAL INSPECTION.

- **PLEASE NOTE SINCE A COMPLETE INSPECTION OF THE ABOVE AREAS WAS NOT POSSIBLE, TIMBER PEST ACTIVITY AND/OR DAMAGE MAY EXIST IN THESE AREAS.**

RECOMMENDATIONS: Annual inspections

9. SUBFLOOR INSPECTION



ACCESS LOCATION: EXTERNAL

WAS EVIDENCE OF TERMITES FOUND: **YES**

IF "YES" WAS TIMBER DAMAGE NOTED: **YES**
EXTENT OF DAMAGE IS CONSIDERED: **Severe - Structural**

WAS EVIDENCE OF FUNGAL DECAY FOUND IN THE STRUCTURAL TIMBERS: **YES**

IF "YES" WHERE: **BELOW THE BATHROOM**
POSSIBLE SOURCE: **SHOWER LEAK**

WAS EVIDENCE OF MOISTURE FOUND: **YES**

IF "YES" WHERE: **Soil and framing timbers**
POSSIBLE SOURCE: **Shower leaks and inadequate drainage / ventilation**

WAS EVIDENCE OF NEW TIMBER FOUND: **NO**

SUBFLOOR AREA(S) TO WHICH REASONABLE ACCESS WAS RESTRICTED OR NOT AVAILABLE AND THE REASON(S) WHY::

NONE

- **PLEASE NOTE SINCE A COMPLETE INSPECTION OF THE ABOVE AREAS WAS NOT POSSIBLE, TIMBER PEST ACTIVITY AND/OR DAMAGE MAY EXIST IN THESE AREAS.**

RECOMMENDATIONS: Replace the damaged timbers

10. SUBFLOOR CONDUCTIVE CONDITIONS



10(a) TIMBER FORMWORK / TIMBER DEBRIS ON SOIL

An inspection of the accessible subfloor areas for timber formwork found **timber formwork still in place**.

An inspection of the accessible subfloor areas for timber debris found **timber debris in the subfloor**.

RECOMMENDATIONS: **Remove all formwork and timber debris**

10(b) TERMITE SHIELDS (ANT CAPS) OR OTHER PHYSICAL TERMITE BARRIERS

An inspection of the accessible subfloor areas found the termite shields were **adequate** for the purpose of making termites detour around or over them exposing the termites and making them visible during the visual inspection of the subfloor.

RECOMMENDATIONS: **Annual inspections**

NOTE: TERMITE SHIELDS (ANT CAPS) AND ANY OTHER PHYSICAL BARRIER SYSTEMS ARE NOT ALWAYS COMPLETELY VISIBLE. THESE ITEMS, WHERE VISIBLE, SHOULD BE IN GOOD ORDER AND CONDITION SO TERMITE MUD TUBES ARE EXPOSED. THIS HELPS STOP TERMITES GAINING UNDETECTED ENTRY INTO THE HOME. MISSING, DAMAGED, CORRODING OR POORLY INSTALLED SHIELDS/BARRIERS INCREASE THE RISK OF INFESTATION.

10(c) FUNGAL DECAY – TIMBERS NOT PART OF THE STRUCTURE

An inspection of the accessible subfloor found **fungus decay present in the timber on the soil**.

RECOMMENDATIONS: **Remove all of the timber debris from the subfloor**

NOTE: FUNGAL ATTACK STARTS TO OCCUR WHEN THE MOISTURE CONTENT OF THE TIMBER REACHES 20%. IT IS AT THIS POINT THAT THE TIMBER IS CONSIDERED CONDUCTIVE TO TERMITE AND BORER INFESTATION. TO PREVENT THIS FROM OCCURRING THE MOISTURE CAN BE PREVENTED BY THE INSTALLATION OF VENTILATORS THAT COMPLY WITH THE AUSTRALIAN STANDARD. THE MINIMUM REQUIREMENT IS CONSIDERED TO BE ONE VENTILATOR 8400 MM² NET VENTILATION AREA PER LINEAR METRE ON BOTH EXTERNAL AND INTERNAL WALLS. TO MONITOR THIS SITUATION AN ANNUAL INSPECTION AND REPORT OF THE SUBFLOOR AREA FOR MOISTURE IS RECOMMENDED.

10(d) VENTILATION CONDITION REPORT

An inspection of the accessible subfloor found **the current passive** ventilation is **not adequate** for keeping the soil and structural timbers dry.

RECOMMENDATIONS: **Improve the subfloor ventilation**

NOTE: SUBFLOOR VENTILATION IS A CRITICAL COMPONENT OF ANY GOOD TIMBER PEST MANAGEMENT PROGRAMME, AS THIS ONE CONDITION CAN LEAD TO ATTACK FROM ALL THREE TIMBER PESTS (**TERMITES, FUNGAL DECAY AND BORERS**). POOR SUBFLOOR VENTILATION IS ALSO KNOWN TO BE ONE OF THE CAUSES OF ALLERGIES AND ASTHMA THE DAMP AND STALE AIR TRAPPED IN THE SUBFLOOR CONTAINS MOULD SPORES WHICH GROW ON THE TIMBER AND SUBFLOOR WALLS OF THE HOMES.

IMPROVING THE SUBFLOOR VENTILATION UNDER YOUR HOME WILL ALSO IMPROVE THE QUALITY OF LIVING BY ERADICATING DAMP IN THE HOME, CREATES A HEALTHIER ENVIRONMENT AND REDUCES THE RISK OF TIMBER PEST INFESTATION AND DAMAGE.

11. EXTERNAL AREAS INSPECTION



A full inspection of the exterior surrounds including trees, fences, landscaping and outbuildings. The following are the reports on the individual areas and any conducive conditions which if left could attract termites.

11(a) WINDOWS, DOOR FRAMES AND OTHER EXTERNAL TIMBERS

An inspection of all accessible external windows and doorframes was carried out;

WAS EVIDENCE OF TERMITES FOUND: **NO**

IF "YES" WAS TIMBER DAMAGE NOTED:

EXTENT OF DAMAGE IS CONSIDERED:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **YES**

IF "YES" WHERE: **Windows and barges**

RECOMMENDATIONS: **Have all of the damage timber replaced**

11(b) GUTTERS AND DOWNPIPES

An inspection of the accessible areas found the **gutters / downpipes rusting in some sections.**

Some of the downpipes appeared to be not connected to the drainage lines which would allow water to pool and/or seep into the foundations.

RECOMMENDATIONS: **Repair / replace and connect the downpipes**

NOTE: GUTTERS AND DOWNPIPES IN POOR CONDITION CAN CAUSE WATER TO SEEP UNDER THE HOME CREATING CONDITIONS CONDUCIVE TO TERMITES AND FUNGAL DECAY, EXTREME CASES CAN CAUSED THE FOUNDATION WALLS AND SUPPORT PIERS TO BE UNDER MINED BY THE FLOWING WATER.

11(c) SLAB EDGE EXPOSURE / SOIL LEVELS

An inspection of the **home** found **there is no slab edge exposure requirement.**

A lack of slab edge can allow the termites to enter these areas without any detection and cause damage before being detected.

RECOMMENDATIONS: **None**

PLEASE NOTE: WHERE EXTERNAL CONCRETE SLAB EDGES ARE NOT EXPOSED THERE IS A HIGH RISK OF CONCEALED TERMITE ENTRY. SLAB EDGES ARE OFTEN CONCEALED BY CONCRETE PATHS, PATIOS, PAVERS, GARDEN BEDS, ETC. WHERE THIS IS THE CASE YOU SHOULD ARRANGE TO HAVE THE SLAB EDGE EXPOSED FOR INSPECTION TO CONFIRM WHETHER CONCEALED TERMITE ENTRY IS POSSIBLE. IF THIS IS NOT POSSIBLE THEN THE RISK FACTOR REMAINS THE SAME AND THE PROPERTY MUST BE INSPECTED EVERY 6 MONTHS AND A TERMITE MONITORING SYSTEM IS RECOMMENDED.

An inspection around the **home** found the **ground levels are not above** the level of the **timber floor.**

The height of the soil levels can allow the termites to enter the home without any detection and cause damage before being detected.

RECOMMENDATIONS: **Annual inspections**

11. EXTERNAL AREAS INSPECTION (Continued)



11(d) PATIOS / DECKS AND OTHER TIMBER STRUCTURES

An inspection of the accessible timber decking and other timber garden structures in the gardens was carried out.

WAS EVIDENCE OF TERMITES FOUND: **NO**

IF "YES" WAS TIMBER DAMAGE NOTED:

EXTENT OF DAMAGE IS CONSIDERED:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

IF "YES" WHERE:

POSSIBLE SOURCE:

WAS EVIDENCE OF MOISTURE FOUND: **NO**

IF "YES" WHERE:

POSSIBLE SOURCE:

WAS EVIDENCE OF NEW TIMBERS FOUND: **NO**

RECOMMENDATIONS: **Annual inspections**

NOTE: ANY TIMBER LANDSCAPING MATERIALS THAT ARE CLOSE OR AGAINST THE EDGE OF THE HOME CREATE POSSIBLE ENTRY POINTS WHICH WILL BE DIFFICULT TO DETECT. THEREFORE IT IS IMPORTANT THAT ALL CELLULOSE MATERIALS ARE KEPT WELL BACK FROM THE EDGE OF THE HOME AND ARE MONITORED AS PART OF AN EFFECTIVE TERMITE MANAGEMENT PROGRAMME.

11(e) HOT WATER SERVICE / AIR CONDITIONING OVERFLOW

An inspection of the **hot water service** found the overflow **inadequate**.

RECOMMENDATIONS: **Extend the overflow pipe to the nearest drain**

NOTE: THE OVERFLOW PIPES ARE A SOURCE OF MOISTURE. IN 90% OF ALL HOMES WE INSPECT THE PIPES ARE DIRECTED STRAIGHT TO THE GROUND WHICH WILL ALLOW MOISTURE TO BUILD-UP. IT IS VERY SIMPLE TO REDIRECT OR EXTEND THE PIPE AWAY FROM THE HOME INTO A DRAIN AND WE STRONGLY RECOMMEND THIS ACTION IF IT IS APPLICABLE TO YOUR PROPERTY.

11(f) DRAINAGE

An inspection of all the external areas and subfloor areas found **the drainage appears inadequate**.

RECOMMENDATIONS: **Please consult a plumber for further advice**

NOTE: GOOD DRAINAGE IS ALSO IMPORTANT IN THE MANAGEMENT OF TERMITES AS POOR OR INEFFECTIVE DRAINAGE MAY LEAD TO EXCESS MOISTURE BEING ALLOWED TO SEEP INTO THE SUBFLOOR OR INTO WALLS FROM SOIL THAT IS TOO HIGH AGAINST THE EDGE OF THE HOME. POOR DRAINAGE ESPECIALLY IN THE SUBFLOOR INCREASES THE LIKELIHOOD OF TIMBER PEST ATTACK.

11. EXTERNAL AREAS INSPECTION (Continued)



11(g) OUTBUILDINGS

An inspection of the accessible outbuildings was carried out.

WAS EVIDENCE OF TERMITES FOUND: **NO**

IF "YES" WAS TIMBER DAMAGE NOTED:
EXTENT OF DAMAGE IS CONSIDERED:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

IF "YES" WHERE:
POSSIBLE SOURCE:

WAS EVIDENCE OF MOISTURE FOUND: **NO**

IF "YES" WHERE:
POSSIBLE SOURCE:

WAS EVIDENCE OF NEW TIMBERS FOUND: **NO**

RECOMMENDATIONS: **None**

NOTE: AREAS NOT INSPECTED: NO INSPECTION WAS MADE AND NO REPORT IS SUBMITTED, OF INACCESSIBLE AREAS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO CONCEALED FRAME TIMBERS OR ANY AREAS CONCEALED BY WALL LININGS/SIDINGS, FLOOR COVERINGS, FURNITURE, PICTURES, APPLIANCES, STORED ITEMS, OR ANY OTHER OBSTRUCTIONS TO VISUAL INSPECTION.

11(h) LANDSCAPING MATERIALS / STORED TIMBERS

An inspection of the accessible landscaping materials / stored timbers around the property was carried out.

WAS EVIDENCE OF TERMITES FOUND: **NO**

IF "YES" WAS TIMBER DAMAGE NOTED:
EXTENT OF DAMAGE IS CONSIDERED:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

IF "YES" WHERE:

WAS EVIDENCE OF NEW TIMBERS FOUND: **NO**

RECOMMENDATIONS: **Annual inspections**

NOTE: ANY UNTREATED TIMBER LANDSCAPING MATERIALS / STORED TIMBERS INCREASE THE RISK OF ATTACK TO THE PROPERTY. IF ANY TIMBERS ARE CLOSE TO OR IN CONTACT WITH THE EDGE OF THE HOME, THEY ALSO CREATE POSSIBLE ENTRY POINTS WHICH WILL BE DIFFICULT TO DETECT. THEREFORE IT IS RECOMMENDED ALL UNTREATED TIMBERS AND ANY LANDSCAPING TIMBERS WITHIN CLOSE PROXIMITY TO THE HOME BE REMOVED FROM THE PROPERTY AS PART OF AN EFFECTIVE TERMITE MANAGEMENT PROGRAMME.

11. EXTERNAL AREAS INSPECTION (Continued)



11(i) FENCES

The construction of the fences is: **Timber and Colorbond**

The overall condition of the fences is considered **REASONABLE**

WAS EVIDENCE OF TERMITES FOUND: **YES**

IF "YES" WAS TIMBER DAMAGE NOTED: **YES**

EXTENT OF DAMAGE IS CONSIDERED: **Moderate - Replace boards**

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NO**

WAS EVIDENCE OF BORERS FOUND: **NO**

RECOMMENDATIONS: Replace the damaged timbers

NOTE: THE PROTECTION OF TIMBER FENCES FROM TERMITE ATTACK IS VIRTUALLY IMPOSSIBLE AS THE FENCE IS IN DIRECT CONTACT WITH THE SOIL AND THEREFORE MOST ATTRACTIVE TO TERMITES AND OTHER TIMBER DESTROYING PESTS. THE BEST COURSE OF ACTION IS REGULAR INSPECTIONS AND REMOVAL OF AFFECTED TIMBERS.

11(j) TREES / STUMPS

The inspection of the property found **trees** susceptible to termites.

RECOMMENDATIONS: Have the trees drilled and inspected

An inspection of the neighbouring and council areas within 70metres noted **trees** susceptible to termites.

RECOMMENDATIONS: Recommend the trees be drilled and inspected

NOTE: TREES ARE USUALLY WHERE THE TERMITES WILL CONSTRUCT THEIR NESTS, WHETHER IT BE THE SUBTERRANEAN SPECIES WITH THEIR NESTS CONTAINED UNDERGROUND OR THE ARBOREAL SPECIES THAT CREATE THE NEST BOTH INTERNALLY AND EXTERNALLY IN THE TREE. THEREFORE ANY TREES THAT ARE A SUSCEPTIBLE SPECIES FOR INFESTATION NEED TO BE MONITORED AS PART OF ANY EFFECTIVE TERMITE MANAGEMENT PROGRAMME. IF WE HAVE STATED THAT THE TREES ARE IN A NEIGHBOURING PROPERTY OR ON COUNCIL LAND WE RECOMMEND THAT YOU CONTACT THE APPROPRIATE PERSONS AND ASK THEM IF THE TREES HAVE BEEN INSPECTED IN THE LAST 12 MONTHS. IF THEY HAVE NOT WE RECOMMEND THAT YOU SHOW THE NEIGHBOUR OUR ADDITIONAL INFORMATION SHEET HIGHLIGHTING THE RISKS FOR ALL HOMES WITHIN THE 70 METRE RANGE OF THE LISTED TREES.

EXTERNAL AREA(S) TO WHICH REASONABLE ACCESS WAS RESTRICTED OR NOT AVAILABLE AND THE REASON(S) WHY::

NONE

12. BORERS



The following wood borers are the most frequently encountered that cause damage to timber in service. The species of borer located is believed to be as indicated:

Lycytus brunneus (Powder Post Beetle) - This species usually attacks in the first six to twelve months of the service life of timber. It is not considered a significant pest of timber and treatment of infestation is not usually required. In most cases it will attack only the sapwood of certain hardwoods. In large dimensional timbers (such as rafters, bearers and joists) the attack seldom significantly weakens the timber enough to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Recommendations require that any structural timbers used have a maximum allowable sapwood content of 25%.

EVIDENCE OF *Lycytus* borer (Powder Post Beetle) WAS FOUND IN THE ROOF FRAME.

Anobium punctatum (Furniture Beetle) - The attack from this species is encountered usually to pine timbers, mostly to flooring, wall panelling and furniture that has been in service for a number of years. It is seldom encountered in areas of high temperature such as roof voids and some species of pine and hardwoods have shown resistance to attack from this borer. The occurrence of attack from this species is mainly in coastal areas of high humidity and more even temperatures. Sustained attack to drier areas is rare and in most cases involves the transportation of attacked timber into these areas. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

EVIDENCE OF *Anobium punctatum* (Furniture Beetle) WAS NOT FOUND.

J Calymmaderus incisus (Queensland Pine Beetle) - This species is similar to *Anobium punctatum* (furniture beetle), with attack seldom occurring outside of the north coast of New South Wales and in Queensland. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

EVIDENCE OF *J Calymmaderus incisus* (Queensland Pine Beetle) WAS NOT FOUND.

If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

1. The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest.
2. The current status of the infestation i.e. is the affected area still active?
3. The extent and degree of the damage.

NOTE: WHERE VISIBLE EVIDENCE OF DAMAGE CAUSED BY BORERS IS REPORTED, THIS ONLY AN ASSESSMENT OF THE OBSERVED DAMAGE. THE INSPECTOR'S TRAINING AND EXPERIENCE DOES NOT QUALIFY THE INSPECTOR IN DAMAGE EVALUATION OR ANY OTHER BUILDING CONSTRUCTION TECHNOLOGY AND/OR REPAIR. IT SHOULD ALSO BE NOTED THAT SOME DEGREE OF DAMAGE, INCLUDING HIDDEN DAMAGE, MIGHT BE PRESENT. THIS INSPECTION IS ONLY AN ASSESSMENT OF VISIBLE BORER DAMAGE. IN SOME CASES THE EVIDENCE MAY NOT BE APPARENT UNTIL SIGNIFICANT DAMAGE HAS OCCURRED.

THIS DOCUMENT IS NOT A STRUCTURAL REPORT AND ACCORDINGLY, IF IT REVEALS EVIDENCE OF BORER INFESTATION AND/OR DAMAGE, IT IS RECOMMENDED THAT A COMPETENT INSPECTION BY A QUALIFIED AND LICENSED STRUCTURAL ENGINEER OR BUILDING CONSULTANT BE OBTAINED AS SOON AS POSSIBLE TO DETERMINE THE EXTENT OF ANY DAMAGE.

RECOMMENDATIONS: **Annual inspections**

13. SUBTERRANEAN TERMITES OVERVIEW



Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls, etc. However, included in this group are mound building species and arboreal nesting species (nesting above the ground usually high up in trees). They have large populous colonies sometimes numbering in the hundreds of thousands of individuals.

The group of subterranean termites contains the main pest species of buildings, causing a considerable amount of economic damage to timber in service and susceptible building elements.

WAS ANY VISIBLE EVIDENCE OF ACTIVE SUBTERRANEAN TERMITES LOCATED? Yes No

The species of termites has been indicated as being:

- Coptotermes sp** - This genus contains the most widely distributed and economically destructive species. Most species of this genus that attack timber in service are capable of causing economic damage. Species from this genus can be found in most areas of mainland Australia.
- Schedorhinotermes sp** - The various species from this genus can be a serious pest of timber to buildings. Their attack at times reaches the intensity of Coptotermes sp, causing major economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.
- Heterotermes sp** - The species from this genus can be considered an economic pest of buildings. Superficial damage to buildings can occur over a period of time. If no management is undertaken, considerable economic damage may occur. Species from this genus can be found in most areas of mainland Australia.
- Mastotermes darwiniensis** - This species is the largest subterranean termite in Australia, and the most destructive within its range of occurrence. It attacks houses, buildings, posts, poles and many other plant and animal products. The species occurs in tropical Australia, having a scattered distribution North of the Tropic of Capricorn in northern WA, the NT, Northern QLD and some coastal Islands.
- Nasutitermes sp** - Several species from this genus are capable of causing economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.
- Microcerotermes sp** - Several species of this genus are capable of causing damage to timber in service. However in most cases the damage when located early is only superficial. Left unmanaged, considerable damage can occur. Species from this genus can be found in most areas of mainland Australia.

Location: -

VERY IMPORTANT: If termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas. **See clauses 3, 4 and 5 in Section 5**

IMPORTANT IF VISUAL EVIDENCE OF TERMITE WORKINGS AND/OR DAMAGE IS REPORTED IN THIS REPORT, BUT NO LIVE TERMITES WERE PRESENT AT THE TIME OF THE INSPECTION, YOU MUST REALISE THAT IT IS POSSIBLE THAT TERMITES ARE STILL BE ACTIVE IN THE IMMEDIATE VICINITY AND THE TERMITES MAY CONTINUE TO CAUSE FURTHER DAMAGE. IT IS NOT POSSIBLE, WITHOUT BENEFIT OF FURTHER INVESTIGATION AND INSPECTIONS OVER A PERIOD OF TIME, TO ASCERTAIN WHETHER ANY INFESTATION IS ACTIVE OR INACTIVE. ACTIVE TERMITES MAY SIMPLY HAVE NOT BEEN PRESENT AT THE TIME OF THE INSPECTION DUE TO PRIOR DISTURBANCE, CLIMATIC CONDITIONS, OR THEY MAY HAVE BEEN UTILISING AN ALTERNATIVE FEEDING SOURCE. 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.

UNLESS WRITTEN EVIDENCE OF A PREVENTATIVE PROGRAMME IN ACCORDANCE WITH **AUSTRALIAN STANDARD AS 3660 - PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES - PREVENTION, DETECTION AND TREATMENT OF INFESTATION** IS PROVIDED A TREATMENT OR PROACTIVE ACTION SHOULD ALWAYS BE CONSIDERED TO PREVENT FURTHER ATTACK. IF A WARRANTY IS IN EFFECT THE FIRM THAT ISSUED THE TERMITE WARRANTY OR SERVICE AGREEMENT SHOULD BE CONTACTED.

14. PROPERTY TREATMENT HISTORY



At the time of this inspection **it does not appear** that the property has been **treated** in accordance with **Australian Standard for termite control**.

Details and location: **There was no treatment label sighted.**

Refer to the vendor for any paperwork.

NOTE: RENTOKIL GIVES NO ASSURANCES WITH REGARD TO WORK THAT HAS BEEN PERFORMED PREVIOUSLY BY OTHER FIRMS. IF THE REPORT STATES THAT A TREATMENT HAS OCCURRED AND A NAME IS PROVIDED, THE FIRM WHICH TREATED THE PROPERTY MUST BE CONTACTED FOR THE TREATMENT AND WARRANTY INFORMATION. **A TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660 TO CONTROL AND/OR PREVENT SUBTERRANEAN TERMITES FROM INFESTING AND CAUSING DAMAGE TO THE PROPERTY IS CONSIDERED** TO BE REQUIRED AT THE TIME OF THIS INSPECTION. A TERMITE MANAGEMENT PROGRAMME INCLUDING THE COMPLETE INSPECTION OF THE HOME EVERY 12 MONTHS IS STRONGLY RECOMMENDED.

THE FOLLOWING PERSONS WE ASKED IF THEY WERE AWARE OF ANY HISTORY IN REGARDS TO TIMBER PEST ACTIVITY, MANAGEMENT, TREATMENT, ETC, TO THIS PROPERTY?

VENDOR / OCCUPIER	<input checked="" type="checkbox"/> NOT AVAILABLE	<input type="checkbox"/> NOT AWARE OF ANY PAST ISSUES	<input type="checkbox"/> AWARE OF PAST ISSUES	<input type="checkbox"/> NOT ASKED
OWNER'S AGENT	<input type="checkbox"/> NOT AVAILABLE	<input checked="" type="checkbox"/> NOT AWARE OF ANY PAST ISSUES	<input type="checkbox"/> AWARE OF PAST ISSUES	<input type="checkbox"/> NOT ASKED

15. GENERAL OVERVIEW



The following items heighten your risk of termite attack both detected and undetected. Each point listed is in summary form only and should be read in full in the report. The risk level stated below is based on the conditions found at the time of the inspection and should the recommendations be carried out the risk level will decrease.

THE EXISTING DAMAGE - NO TREATMENT SIGHTED

THE RESTRICTED ACCESS IN THE ROOF VOID

THE FORMWORK / DEBRIS IN THE SUBFLOOR

THE LACK OF EFFECTIVE SUBFLOOR VENTILATION

THE HOT WATER SERVICE OVERFLOW

THE CORRODING GUTTERS / DOWNPIPES

THE DOWNPIPES NOT CONNECTED

THE INADEQUATE DRAINAGE

THE TREES

IN CONCLUSION

WE HAVE FOUND THIS PROPERTY HAS SOME CONDITIONS (LISTED ABOVE) THAT ARE CONSIDERED CONDUCTIVE TO TERMITES AND IF LEFT UNALTERED MAY ATTRACT TERMITES. THEREFORE WE RECOMMEND THAT YOU CONSIDER OUR RECOMMENDATIONS FOR PROACTIVE ACTION AND RISK MINIMISATION.

RISK OF INFESTATION BY SUBTERRANEAN TERMITES - After assessing all of the areas of the home and reporting on them in this report we rate the risk of current concealed or future infestation and possible damage by Termites, Borers and Fungal Decay as:

HIGH

16. RECOMMENDATIONS FOR ACTION



IMMEDIATE TREATMENT OF THE PROPERTY

REMOVAL OF TIMBER FORMWORK / DEBRIS FROM SUBFLOOR

INSTALLATION OF SUBFLOOR VENTILATION SYSTEM

CONNECT THE HOT WATER UNIT OVERFLOW

REPLACE THE CORRODING GUTTERS / DOWNPIPES

HAVE THE DOWNPIPES CONNECTED

HAVE ADDITIONAL DRAINAGE INSTALLED

THE TREES SHOULD BE DRILLED

INSTALLATION OF PROFESSIONAL TERMITE MONITORING SYSTEM

IMPLEMENTATION OF MONITORING PROGRAMME WITH ONGOING INSPECTIONS

FOR AN OBLIGATION FREE QUOTE ON TREATMENTS / MONITORING SYSTEMS / INSPECTIONS, PLEASE CALL 1300 RENTOKIL.

Document: pest report - 25 main st, castle hill.doc

Created on: Wednesday, January 14, 2015

17. IMPORTANT MAINTENANCE ADVICE



Information regarding the protection against timber pests is helpful to any property owner interested in protecting the structure from infestation. **Any structure can be attacked by timber pests. Periodic inspections are required to minimise the possibilities of infestation around the property.** Factors which may lead to infestation from timber pests include filled areas, subfloor areas with less than 400mm clearance, foam 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 the soil such as formwork, scrap timbers or stumps must be removed from under and around the building and any leaks repaired. **You should endeavour to ensure that such conditions DO NOT occur around your property.**

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the within Report to notify any Timber Pest activity current at or prior to the date of the within 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 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 benefit of the client named on the face 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 do so at their own risk.

For more advice about the report or if you wish to have us provide you with a full Termite Management Programme PLEASE contact us at your earliest convenience.

THIS INSPECTION AND REPORT WAS CARRIED OUT BY: **Brad Stocker**

BRANCH ADDRESS: BUILDING A1
LIDCOMBE BUSINESS PARK
3-29 BIRNIE AVENUE,
LIDCOMBE NSW 2141

BRANCH PHONE NUMBER: 1300 INSPECT (1300 467 732)

BRANCH EMAIL ADDRESS: PREPURCHASE-AU@RENTOKIL.COM

“THE FINEST COMPLIMENT WE CAN RECEIVE IS A REFERRAL FROM OUR CLIENTS TO THEIR FAMILY AND FRIENDS.”