Pre Purchase Timber Pest Inspection Report

AS4349.3-2010

Brendon Ede Pest Management

No Gimmicks Just Great Service

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Report Details

Report Date

29 Jul 2021

Structure At

2 Leask St Mildura

Client Details

AngelaKalamaris
Address:
Contact Phone:

Document prepared by

Brendon Ede

Licence Number

1652

Weather Details

Clear throughout the day.
Temperature (Low/High): 6.3°C / 18°C
Humidity: 54%
Wind Speed: 4.37km/h
Wind Direction: NNW

1 Introduction and requirements

PURPOSE OF INSPECTION

This report is a Pre Purchase Timber Pest Inspection Report which can be used in all states but not the ACT and is used to identify the condition of properties with regard to timber pests. The inspection shall comprise a non-invasive inspection of the property for timber pest activity. The inspection includes:

- Identifying the presence or absence of visual evidence of timber pest activity,
- Identify whether timber damage is due to termites or other timber pests,
- Identification of conditions that would be likely to increase the risk of termite or other timber pest attack,
- Assess areas of visual timber pest activity and the severity of the damage caused in these areas,
- Identify areas that were not able to be inspected because of restricted or limited access,
- Determining the possible actions to take,
- Assess possible and likely limitations of the recommended timber pest management,
- Identifying risks factors that may influence ongoing timber pest management,
- Recommend further trade involvement (eg: building inspectors, carpenters to do building remediation, etc),
- Identify the need for and frequency of future inspections and
- Provide clear instruction on the ongoing timber pest maintenance.

The technician will be following the industry processes of:

1. Addressing identified Timber Pest activity (Inspection and Proposal/s)
2. Manage ongoing risks of timber pest infestation and associated damage, with advice for risk reduction and ongoing timber pest management systems.
3. Provide advice for follow-up inspections to monitor property as part of ongoing pest management options.

The Australian Standard AS 4349 series outlines methods for the detection, treatment and minimisation of timber pests in and around buildings. This inspection is conducted as per AS 4349.3-2014 *Source AS 4349.3-2014*

2 Summary

This summary:

- is supplied to allow a quick and superficial overview of the inspection results
- is NOT the Report and cannot be relied on it's own
- must be read in conjunction with the full report and not in isolation from the report

If there should be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Are there any Area(s) and/or Section(s) to which Access could not be gained? Yes

What areas were obstructed?

Subfloor

Were active subterranean termites (live specimens) found? Not found

Is a Subterranean Termite Management Proposal recommended? Yes

Was visual evidence of subterranean termite workings or damage found? Yes

Was there evidence of previous Timber Pest management actions?

Other: NIL

Was visual evidence of borers of seasoned timbers found? Not found

Was evidence of damage caused by wood decay(rot) fungi found? Not found

Are further inspections recommended? Other

Reason: Building Inspection Report

Were any major safety hazards identified? No

What is the risk of concealed or undetected timber pest activity?

High

In our opinion, the susceptibility of this property to timber pests is considered to be: High

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

Comments

29/7/21

3 Building and other Structure descriptions

Structure type :
Free standing residential

Building height :
Single Storey

Building Construction :
Weather-board

Piers :
Brick

Floor :
Timber

Roof :
Coated Metal

Fences :
Colourbond Type

Comments: Internal inspection as subfloor to low for physical access.

4 Description of the areas inspected

Select areas inspected :

- Interior
- Roof Void
- Wall exterior
- Carport
- Out buildings
- Trees
- Stumps
- Posts
- Fences
- Garden
- Timber retaining walls
- Slabs
- Landscaping timbers

Only structures, fences, trees etc within 50m of the building but within the boundary of the property were inspected. When a building or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

Only areas where reasonable access is available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

- ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6 M ladder, and, there is at least 600mm x 600mm of space to crawl.
- ROOF EXTERIOR - must be accessible by a 3.6 M ladder place safely on the ground.
- SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas. 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.
To determine the structural fitness of timber requires the services of a builder, architect or other specialists to inspect exposed timbers.
Source AS 3660.2-2017

Limitations

The report shall not contain any assessment or opinion in relation to—

- (a) any area or item that could not be inspected by the inspector, such as timber framing concealed by wall or ceiling linings, insulation, air conditioning ducts or other fittings or fixtures;
- (b) anything that cannot be seen. This is a visual inspection in accordance with AS 4349.3-10. The inspector cannot move things or carry out intrusive tests. This is a non-invasive inspection.

- (c) an aspect of the inspection that is not within the inspector's expertise
- (d) an aspect of the inspection that is solely regulated by statute.

The report may be conditional upon or conditional in relation to—

- (a) prevailing weather conditions, which affects the potential for the detection of timber pests
- (b) the accuracy of information provided by the vendor or representative of the vendor
- (c) the specific expertise of the inspector as specified in the report
- (d) deliberate concealment of pest activity or resultant damage
- (e) any other factor limiting the preparation of the report

Source AS 4349.3-2014

5 Areas not inspected

Subfloor because :

Reasonable access was not available

Garage because :

Not applicable

Image	Description
	**Subfloor** Too low for physical access.

High Risk Area(s) to where Access should be gained, since they may show evidence of termites or damage :

Was insulation present in the Roof void? :

Yes

Where insulation is present in the roof void it is recommended it be moved or removed and inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? :

No

High Risk Area(s) to where Access should be gained, since they may show evidence of termites or damage:

Subfloor

What High Risk Area(s) were not accessed and reasons:

subfloor to low for physical access.

Photos of High Risk Areas

Image	Description
	**Subfloor** Too low for physical access

The inspection does not include timber within the building that is not part of the building or that is obscured from the visual appraisal. Examples of timber elements not to be inspected include the following:

- (i) Furniture
- (ii) Furnishings.
- (iii) Stored items.
- (iv) Concealed timbers, including areas and items where inspection is limited or prevented by restricting factors e.g. furniture, furnishings and stored items such as clothing.

Source AS 4349.3-2014

* If a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas. No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/ posts. Furnishings, furniture & stored items were not inspected.

6 Timber Pest Inspection Results

Were active termites (live insects) found at the time of inspection? :

Not found

Subterranean termites

Australia is home to five families of termites. Those five families are made up of around 30 genera and, among these, approximately 350 species. Only 30 Australian termite species are known to attack timber important to humans. The remainder are either soil debris or grass feeders.

Termites which attack timber can be roughly divided into three groups: subterranean, dampwood and drywood.
Dampwood termites: Termites that nest and feed entirely within timber of high moisture content.
NOTES:
1. The timber is often degraded by wood-rotting fungi.
2. Dampwood termites do not usually travel through tunnels in the ground. Most dampwood termite infestations are Porotermes.
Drywood termites: Termites that nest and feed entirely within ‘dry’ timber (i.e. timber at equilibrium moisture content).
NOTE: Drywood termites do not have contact with the ground. The most common genus of drywood termites is Kalotermes. Drywood Termites include Crptotermes Brevis, (West Indian Drywood termite), which are specifically excluded from this report.
Subterranean termites: Termites that, in order to reach sources of food and moisture, move through the soil from their nest, which is commonly located below ground level, at ground level, in trees or on trees.

NOTE: Common genera of subterranean termites include Coptotermes, Mastotermes, Schedorhinotermes, Nasutitermes and Heterotermes.

These descriptors are used to indicate where each group is normally found and also help describe their habits and behaviours. Importantly, however, the 30 ‘pest’ species account for an annual bill of about $1 billion in damage and treatment costs in mainland Australia. Subterranean termites by far cause the most damage to timber in service in Australia.
Subterranean termites are mostly ground-dwelling and require soil contact for a source of water. (Importantly, subterranean termites can survive in buildings above ground if they have access to an internal source of moisture).
Unlike many other insects, termites live together in communal nests called colonies that can contain in excess of a million termites.
Colony: A termite colony consists of a group of termites that share a gallery system and work with a degree of cooperation. A colony may contain one or more reproductive groups.

It is not uncommon for multiple colonies to attack one structure and so the combined biomass can be equivalent to a large animal causing damage at a very fast pace. This is the reason for the need for frequent inspections despite what other measures may be undertaken to reduce risk. Worker termites are responsible for the majority of damage to properties. There can be multiple nests within attacking range (often 50 to 100m or more) of a structure such as a house, but there may be multiple species within the area that may attack the structure.
All termites consume cellulose in one form or another. Subterranean termites find their cellulose-rich food by leaving their nests and ‘foraging’ through underground galleries/tunnels or covered tracks which they build between their chosen ‘larders’ and their nests.
Through their gallery system, termites, from a single colony may exploit food sources over as much as one hectare, with some termites extending up to 200m from the nest.

Dont disturb termites

After the discovery of an active infestation, it is important that the termite workings are not further disturbed until the proposed method of management has been determined. Premature attempts to treat, repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective management. Please notify the pest control company as soon as you identify termite activity. Termites are often discovered during renovations or building works. It is important that all works on the building cease until any termite issues are resolved as disturbance can cause termites to abandon workings and limit the effectiveness of termite management programs.

At the time of the inspection was there visible evidence of subterranean termite workings and/or damage located? :

Yes

Be aware that at the initial stages of a termite attack that there is often no evidence that an attack has commenced. After an attack it may take some time before evidence becomes apparent. If evidence becomes apparent after the inspection please contact your pest control company immediately.

Termite damage and/or workings were found mainly in :

Trees

IMPORTANT: If visual evidence of termite workings are found but no live termites, then there may still be active termites in concealed areas or they may be active in the nearby locations. Therefore they may come back to create more damage. In most cases it will be difficult to ascertain if the infestation is active or inactive without further investigations or additional inspections over time. Hence continued regular inspections are essential. Unless written evidence of an appropriate termite management program in accordance with 'AS 3660 Termite Management' is provided, a termite management program must always be considered to reduce the risk of further attack.

Evidence of a possible previous treatment was found :

None

Was visible evidence of borers found? :

Not found

Was visible evidence of wood decay fungi (rot) found? :

Yes

Mould:

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and repair the damage.

Where is the damage and what actions are recommended?

Rear timber pergola frame

Disclaimer

Photos provided only indicate where visual evidence of timber pests were found and may not indicate the full extent of timber pest activity or damage.

Photos

Image	Description
	**Rear timber pergola frame** moisture damage to timbers.

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and repair the damage.

7 Conditions that are favourable for Timber Pest Infestation

Photos of conditions favorable for Timber Pest Infestation

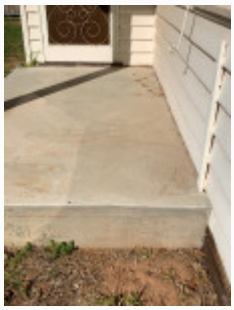
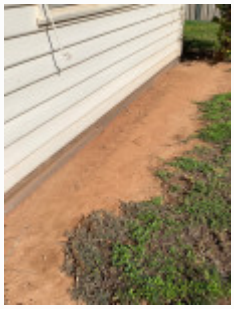
Image	Description
	**down pipes** damaged or not connected to storm water
	**down pipes** damaged or not connected to storm water
	**Kitchen drainage** leaking
	**front patio (end view)** Concrete patio poured above and against subfloor timbers,
	**front patio (side view)** Concrete patio poured above and against subfloor timbers

Image	Description
	**rear patio** Concrete patio poured above and against subfloor timbers
	**perimeter** ground level high against timber wall
	**Perimeter** ground level high against timber wall

Water leaks

Leaking showers units, leaks from outdoor taps, rainwater tanks, or leaks from other 'wet areas' also increase the likelihood of termite attack.

Whilst not a plumber, it appears that water leaks are :

Present

Comments:

all front down pipes not connected to storm water drainage. Kitchen sink drainage leaking.

Hot Water Services, Air conditioning systems:

Services that release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building. These should be attended to by a plumber or other expert including a comment on why the leak has occurred.

Whilst not a plumber, it appears that drainage work for hot water systems/air conditioners is:

Not required

Water Tanks:

Water tanks which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Whilst not a plumber, it appears that drainage work for water tanks is:

Not required

High Moisture Readings:

High moisture readings increase the likelihood of termite attack and borer activity and wood decay. High moisture can also be an indicator of Live Termites.

Moisture was tested using a:

Moisture Meter

Whilst not a plumber, it appears that high moisture readings are :

Not present

Drainage:

Where drainage is considered inadequate are reported then a plumber, builder or other building expert should be consulted.

Whilst not a plumber, it appears that drainage is :

Not adequate

Ventilation:

Ventilation, particularly to the subfloor region is important in minimising the opportunity for termites to establish themselves within a property.

Whilst not a builder the ventilation appears to be generally:

Adequate

Where ventilation needs to be improved consult a builder or other expert.

Weep Holes

Weep Holes in external walls: 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 brickwork. They should be clean and free-flowing. Covering the weep holes in part or in full may allow undetected termite entry.

Were the weep holes clear allowing free flow of air?:

Not applicable

Termite Inspection Zone:

The inspection zone is a band at least 75mm high or wide, constructed or applied around a building perimeter or subfloor member over which termites must travel to reach susceptible timbers and building interiors. Termites which bridge inspection zones should leave readily visible traces, such as mudding. The edge should not be concealed by render, tiles, cladding, flashing, 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. Where external concrete slab edges are not exposed there is a high risk of concealed termite entry.

Slabs designed and built in compliance with AS2870 and/or AS3600 are generally regarded as termite resistant. However, all cut outs, joints and service penetrations require protection to ensure termites cannot gain unobserved entry. Designing to reduce these points, particularly long joints, can reduce the risk of termite attack. Infill slabs (where concrete is poured inside a brick or block perimeter rather than having bricks or blocks built on top of the slab) present significant risk areas for undetected termite entry into a structure. Additional consideration in selecting an appropriate method and product(s) that will provide an effective and durable solution is essential.

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.

Where the slab edge is not used as the inspection zone, a termite Management System is generally installed to create a 75mm inspection zone around the perimeter foundation wall.

Termite Shields should be in good order and condition so termite workings are exposed and visible to avoid termites gaining undetected entry. Shielding joins should be soldered and if not then a builder should be engaged to repair the shielding. If not then a alternative termite management system may need to be installed to replace the use of the shielding. Damaged, missing or poor shields increase the risk of termite infestation. Termite shields provide an inspection zone that requires termites to build their tunnels over and provides easier detection of termite activity during regular inspections.

Limitations: Faults in the termite management system below the ground or in the wall cavity cannot be commented on.

Does the building have a inspection zone?

Other
Reason: subfloor visual limited.

Does the inspection zone fully comply? :

Not applicable

Whilst not a builder, it appears that the termite shields are:

Unable to assess

Comments on the Inspection Zone:

subfloor low, limited visual access.

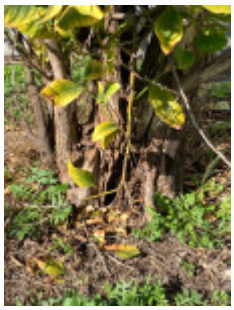
Structural fitness:

To determine the structural fitness of timber requires the services of a builder, architect or other specialists to inspect exposed timbers.

Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:

- Timber debris around the outside of the building/s (Remove)
- Trees, stumps and/or timber posts should be test drilled and monitored (See attach proposal if attached)
- Timber structures in contact with the soil and are attached to the building/s (Either Remove or fit termite proof stirrups between soil and the timber)

Photos:

Image	Description
	**Timber outbuilding** Timber floor
	**Timber outbuilding** On timber stumps (no access too low)
	**Yard** Tree stump
	**Yard** old non active termite damage.
	**Yard** Tree Stump

Comments:

As down pipes are not connected to storm water, this water makes its way under the subfloor.

8 Recommended actions

It is strongly recommended that a full inspection and report be carried out every:

6 months

Comments:

NO ACTIVITY LOCATED. NIL WARRANTY.

Regular Inspections:

Regular inspections DO NOT stop termite attack but are designed to limit the amount of damage that may occur by detecting problems early. AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections.

9 Sketch Map

10 Additional Disclaimers

The building owner is responsible for organising pest inspections and checking that they are performed.

No warranty is given or responsibility accepted for any timber pest damage resulting from timber pest activity either past, current or future.
No Warranty is given or implied as a result of this inspection.

As detailed above, there are many limitations to this visual-only inspection. 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
- 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 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 disruptions in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

Disclaimer of Liability to third parties
Only the builder/owner named on this certificate will be eligible for claiming compensation for losses arising in contract or tort. Third parties relying on this report in whole or part, do so at their own risk.

11 Signatures

Technicians Signature:

Complaints Procedure:

The pest management industry has a strong focus on consumer complaint handling and dispute resolution. Good communication between Pest Managers and their clients is essential in avoiding conflict. Conflicts most often occur when clients' expectations are not met. A complaint is defined as any breach of the Industry Code of Practice (available here https://www.aepma.com.au/Codes-of-Practice) which a consumer and Pest Manager are in disagreement, regarding the quality of the work performed, or not performed.

1. In the first instance, when a dispute occurs, Pest Managers should meet with their client to discuss client concerns and/or issues and try and reach a mutually acceptable outcome.

2. If the parties cannot finalise the dispute within 30 days, then the complaint can be referred to an investigator/ mediator including:
a. the Code Compliance Manager (AEPMA) via the AEPMA website (www.aepma.com.au).
b. An independent mediator (Institute of Arbitrators and Mediators Australia) for resolution and determining the allocation of costs to each party.
3. The Investigator/Mediator will investigate the complaint and inform parties of the outcome in writing.