



Timber Pest Inspection Report

in accord with AS4349.3

Client's Name	Yun Pan
Email and Mobile	[REDACTED]
Address	44 Craig St Wishart Qld 4122
Date	14/06/2016

RESULTS OF INSPECTION

IMPORTANT NOTE: The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report. The Summary is not the Report. The following Report must be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Accessibility Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Timber Pest Attack and Conditions Conducive to Timber Pest Attack was considered:

Low Moderate Moderate-High High

Active (live) Termites Were live Termites found? Yes No

Termite Workings and/or Damage Was evidence of Termite activity (including workings) and/or damage found?

Yes No

Previous Termite Management Program Was evidence of a possible previous termite management program noted? Yes No

Frequency of Future Inspections The next inspection to help detect any future Termite attack is recommended in:

6 Months 12 Months

Fungal Decay Was evidence of Fungal Decay activity and/or damage found?

Yes No

Wood Borers Was evidence of Wood Borer activity and/or damage found?

Yes No

For complete and accurate information, please refer to the following complete Visual timber pest report, provided in accord with AS 4349.3.

Important information any person who relies upon the contents of this report acknowledges that the following clauses form an integral part of the report.

1. **VISUAL INSPECTION ONLY** in accord with the requirements of AS4349.3 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. 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, 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. A more invasive inspection will not be performed unless a separate contract is entered into.

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) 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 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 damage. It is NOT a structural damage report. We claim no expertise in

structural engineering. If any evidence of 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, or architect should be asked to determine the full extent of the damage, 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 timber 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.

Brief description of structure(s) inspected:

The property is a residential house with metal roof.

The property was built on the concrete wall and concrete slab and the slab edge is exposed. When a building, or part of a building is constructed on a concrete slab, it is always more susceptible to concealed termite entry.

Areas inspected Gardens, fences, exterior of the building, roof void, interior of the building.

Only structures, fences and/or trees within 50 m of the building but within the property boundaries were inspected.

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, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc —Furnishings, furniture and stored items were not inspected.

Area(s)* in which visual inspection was obstructed or restricted and the reason(s) why Clothing and other stored items concealed timbers in cupboards and built in robes/closets.

IMPORTANT. Since complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

High risk area(s) to which access should be gained, or fully gained, since they

may show evidence of timber pests or damage: Inaccessible areas such as inside of wall cavity and inaccessible areas in the ceiling void.

Subterranean Termites

IMPORTANT Live termites were NOT present inside of the property at the time of inspection. It is not possible, without benefit of further investigation and inspections over a period of time to ascertain whether any infestation is active inside of the property. Active termites may simply change their behavior due to a prior disturbance, climatic conditions, or they may have been feeding elsewhere. Continued, regular inspections are essential and strongly recommended.

We advise you that, unless written evidence of a termite management program in accord with Australian Standard 3660 - Protection of buildings from subterranean termites is provided upon request, you should commence a termite management program.

VERY IMPORTANT

No record notice sticker for termite treatment was found in the electricity meter box. Australian Pest Management Academy cannot give any assurances with regard to work that may have been previously performed by other firms.

We did not find active termite inside of house on the date of inspection. Termites can travel up to 50-100 meters, and they can even go across the high way through under-ground tunnels without any problem.

Please be noted that active termites may simply change their behavior due to a prior disturbance, climatic conditions, or they may have been feeding elsewhere. Continued and regular inspections (annually) are strongly recommended.

Termite shields Ant caps were NOT observed.

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

Other areas and/or situations that may attract subterranean termite infestation and the degree of risk At the time of the inspection, the degree of risk of subterranean termite infestation to the overall property was considered **to be moderate to high.**

Borers of seasoned timber Borer damage was not observed at the time of the

inspection. 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 was not discernible at the time of inspection.

Fungal decay caused by wood decay fungi Evidence of damage caused by wood decay (rot) fungi was NOT found. Normal signs of weathering and decay for a property of this age and construction were noted.

Environmental conditions that attract timber pests Drainage Poor drainage increases the likelihood of timber pest attack (though we are not plumbers). We cannot comment on the drainage of this property.

Ventilation Ventilation is important in minimizing the opportunity for timber pests to establish themselves within a property. While we are not builders, the ventilation appears to be adequate.

Other environmental conditions and general remarks/recommendations Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry. The slab edges to this property are concealed. A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found, we strongly recommend that a more invasive inspection is done. Trees on the property up to a height of 2 m have been visually inspected, where possible, 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.

This inspection included the use of a moisture meter and an extendable probe for sounding timbers.

Important maintenance advice regarding IPM for timber pests Timber pests can attack any structure. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Features 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 400 mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure and wood rot. Gardens, pathways or turf abutting or concealing the edge of a

concrete slab will allow concealed entry by timber pests. Any timber in contact with soil, such as form-work, scrap timbers or stumps, must be removed from under and around the buildings and any leaks repaired. You should try to ensure such conditions do not occur around your property.

We strongly recommend that a full inspection and report be carried out every year. Regular inspections do not stop timber pest attack, but do 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 AS3660.2 to minimize the risk of termite attack. AS3660.2 advises that the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.

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 property physically inaccessible for inspection, or to which access for inspection was denied to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the 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 the report. No liability or responsibility whatsoever, in contract or tort, 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, in whole or in part, does so at his or her own risk..

A handwritten signature in black ink, appearing to read 'Kejun Han', is written over a light blue horizontal line.

Kejun Han