

## PRE-PURCHASE TIMBER PEST INSPECTION REPORT

Service Order ID:	431228135	Location ID:	431100753
<b>Pre-Inspection Agreement No:</b>	.	<b>Report No</b>	01
Account Client:	Ross Caruso	Client No:	100916
Address of Client:	194 Quinns Hill Road West Satpylton		
Client Post Code:	4207		
Client email:	rosscaruso@msn.com	Client phone	0413297195
Address of property inspected:	338 Scenic Hwy		
Post Code of property inspected:	4703	Date of inspection	21 Sep 2018

### Photo Notes: Front facade



Whether there are multiple dwellings?

No

**AND CONDITIONS SET OUT IN THE 'TERMS & CONDITIONS' SECTION AT THE BACK OF THIS REPORT**

**PLEASE ENSURE THAT YOU CAREFULLY READ THE 'TERMS & CONDITIONS' SECTION AT THE BACK OF THIS REPORT**

**The purpose of the inspection and this Report** is to provide you, the **Client**, with advice about the status and condition of the **Property** concerning **Timber Pest** activity.

**SERVICE REQUESTED** As agreed with you, the **Client**:

**A STANDARD PRE-PURCHASE TIMBER PEST INSPECTION REPORT - Visual inspection as per AS 4349.3.**

**Instruments/technologies used as part of this inspection:**

Moisture Meter  Sounding Tool  Probe  Knife (For splinter testing)

**Weather conditions at the time the inspection was conducted:**

Dry & Sunny

### **RESULTS OF INSPECTION**

**IMPORTANT NOTE** Should you, the **Client**, have any difficulty understanding anything in this Report, please contact the Flick accredited inspector before you act on the findings in this Report. The Flick accredited inspector will then explain and clarify the matter(s) to your satisfaction.

The Flick accredited inspector's contact number is: 131440

Further, you acknowledge that, unless stated otherwise in this Report, that you should urgently implement any recommendation or advice given in this Report.

### **MAIN INSPECTION REPORT**

**Occupancy status**

Occupied & furnished

**Orientation: To establish the way in which the property was viewed, the front of the building faces:**

North

**Title:** Was the property inspected a strata title or company title apartment or townhouse?

Yes

**Strata plan number:**

**Scope:** Was the inspection limited to the interior and immediate exterior of a specific apartment or townhouse?

Yes

NOTE: Unless the common areas are also inspected, this Report is confined to the interior and immediate exterior of the apartment or townhouse only. As a result, this Report may be of limited value to you as it does not provide any details as to the presence or not of **Active Timber Pests** and/or **Timber Pest** damage in the common areas surrounding or adjacent to the apartment or townhouse.

## **1. Brief Description of the structure(s) inspected:**

Residential

### **1.1 Building Type**

free standing dwelling

### **Height**

Single level

### **1.2 Primary Method of Construction:**

#### **Floor Structure**

Timber floorboards

#### **Wall Structure**

Cement sheeting

#### **Roof Structure**

Conventional pitched timber

#### **Roof external cladding**

Other

**Roof external cladding other** Asbestos roof sheeting.

#### **Secondary and Finishing Elements of Construction (Timber)**

Timber Doorframes  Timber Skirtings  Timber Window Frames  Timber Cupboards

#### **Construction Outbuildings**

Shed with Timber flooring, roofing or framing

#### **Fences**

Untreated Timber  Colorbond Metal  Steel Mesh

#### **Other structures - Comments**

Lowset house on concrete and timber support stumps.

## **2. Accessibility**

**2.1 Reasonable Access Areas Inspected** The inspection was of the following **Reasonable Access** areas:

Building Interior  Building Exterior  Subfloor Space  Outbuilding  Fences  Trees & Stumps

**2.2 Areas Not Inspected** The inspection did not include areas to which there was not **Reasonable Access**, i.e. areas that were not readily accessible, inaccessible or obstructed at the time of inspection, Please refer to 'Terms & Conditions' and 'Information about Access' sections at the end of this **Report**

### **2.3 Inaccessible Areas**

Were there any normally accessible areas that did not permit entry (were locked or could not be accessed)?

Roof Space

### **2.4 Obstructions**

Were there any obstructions that prevented through inspection or that may conceal possible **Timber Pest** attack

**Building Interior:**

**Building Interior Values**

Furniture  Stored Items  Personal Effects  Floor coverings or carpets  Wall Hangings  Curtains or Drapes

**Building Exterior:**

**Building Exteriors Values**

Stored articles or materials

**Roof Space:**

**Roof Space Values**

Other

**Fences:**

**Fences Values**

Vegetation

**Other areas - Comments:**

**2.5 Undetected Timber Pest Risk Assessment** 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 to be:**

Low to Moderate

RECOMENDATION: Where the risk is considered "Moderate", "Moderate to High" or "High", a further inspection is strongly recommended of areas that were inaccessible or obstructed areas once access has been provided or the obstruction removed. (N.B. Additional fees apply to this additional inspection). This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and/or the cutting of access traps or **Access Holes**.

**Additional Comments:**

Regular 12 monthly termite inspections are recommended.

**3. Termites**

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage.

**3.1 Active (live) Termites**

**Were live Termites found?**

No - Not in areas where fully accessible

**Was a Termite nest found?**

No

Have any specimens been collected for the purpose of positive identification?

No

Comments:

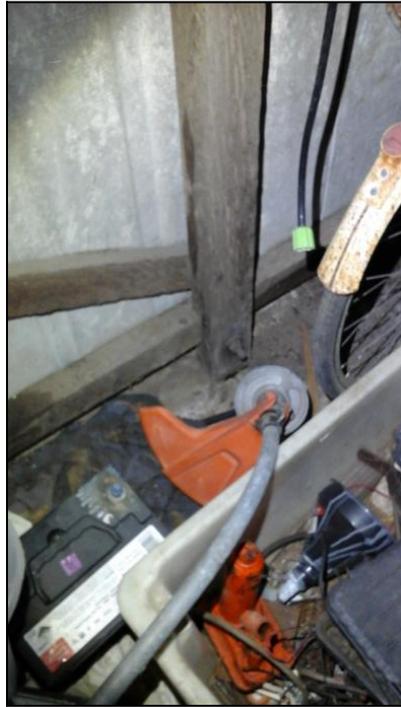
### 3.2 Termite Workings and/or Damage

Was evidence of Termite workings or damage found?

Timber Damage

Photo Notes: Photos 1,2,3 termite damage to the timber fence. Photos 4,5,6 termite workings in the shed,.photos 7,8 termite damage to the tree stumps.





**The extent of any visible damage appears to be:**

Moderately Widespread

**The degree of any visible damage appears to be:**

Moderate

**Details of damage and any recommendation for further expert advice:**

Have the timber fence panels replaced with nonsusceptible material.

IMPORTANT: Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed builder or architect) should be sought to determine the extent of any structural damage and to ascertain if any rectification or repair work is needed

### 3.3 Subterranean Termite Management Proposal

**Is treatment of a known infestation or to manage the risk of future subterranean termite entry into the buildings or structures recommended?**

Yes

**Is there a written Subterranean Termite Treatment Proposal in accordance with Australian Standard AS 3660.2 attached to or included with this Inspection Report?**

No

Additional Comments:

Termite management programme can be provided on request.

### 3.4 Previous Termite Management Program

**Was evidence of a possible previous Termite management program noted?**

No

**3.5 Bridging or Breaching of Termite Barriers and Inspection Zones** 'Bridging' is the spanning of a termite barrier or inspection zone which provides subterranean termites with passage over or around that barrier or inspection/treated zone. 'Breaching' is the making of a hole or gap in a termite barrier so that **Termites** are provided with a passage through that barrier or treated zone.

**Was evidence of bridging or breaching including insufficient slab edge exposure found?**

No

**Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls?**

No

**Details of location & issue and any recommendation for further expert advice:**

Not required

### 3.6 Frequency of Future Inspections

**The next inspection to help detect Termite attack is recommended in:**

12 Months

**IMPORTANT:** regular inspections will not prevent **Termite** attack but may help in the detection of **Termite** activity and help minimise damage by indicating remedial treatment.

## **4. WOOD BORERS**

**Was evidence of wood borers found?**

No - Not in areas where fully accessible

**The extent of any visible damage appears to be:**

Undetermined

**The degree of any visible damage appears to be:**

Undetermined

**Details of damage and any recommendation for further expert advice:**

Not required none found

**Is there a written proposal for Treatment of wood borers attached to or included in this Report?**

No

Additional Comments:

The rear shed has timber framed walls built directly on the ground.

**5. FUNGAL DECAY**

**Was evidence of fungal decay found?**

Yes

**The degree of damage to the timber appears to be:**

Moderate

**The extent of any visible damage appears to be:**

Moderately Widespread

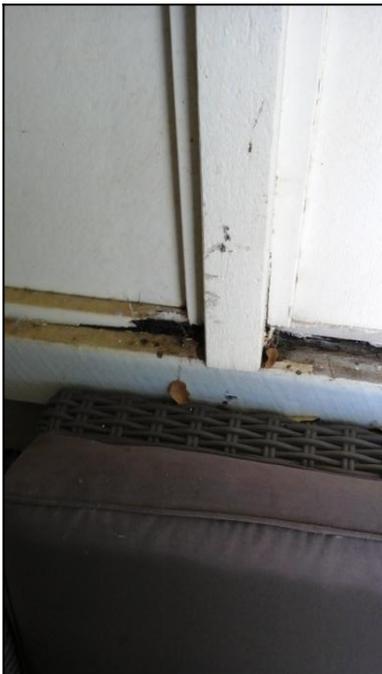
**The degree of any visible damage appears to be:**

Moderate

**Where was the fungal decay damage found?**

Building Exterior

**Photo Notes: Photos 1,2 rear window frame and dividing wall.**



Subfloor Space

**Photo Notes: Under the front patio**



**Details of any recommendation for further advice from licensed builder or other expert:**

Have a licensed builder inspect and repair.

### **5.1 The Presence of High Moisture**

**Prevailing weather conditions at the time of inspection:**

Dry & Sunny

**Was evidence of the presence of excessive moisture found?**

No - Not in areas where fully accessible

**Were High Moisture Readings obtained using a moisture meter?**

No

**Was evidence of mould growth found?**

No - Not in areas where fully accessible

**Details of damage and any recommendation for further expert advice:**

Not required none found

HEALTH ADVICE ABOUT MOULD: Where evidence of mould growth was noted above, there may be environmental, biological or health issues associated with this. Any questions concerning such issues due to the presence of mould or mildew, the release of mould spores or indoor air quality should be immediately directed to an appropriately qualified inspector.

## **6. CHEMICAL DELIGNIFICATION**

**Was evidence of chemical delignification in timber found?**

No - Not in areas where fully accessible

**The extent of any visible damage appears:**

Localised

**The extent of any visible damage appears:**

Not required none found

## **7. CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK**

The **Flick** accredited inspector looked for evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of **Timber Pests**

### **7.1 Lack of Adequate Subfloor Ventilation**

**Was a lack of subfloor ventilation found?**

No

**Details of damage and any recommendation for further advice from licensed builder or other expert:**

Other

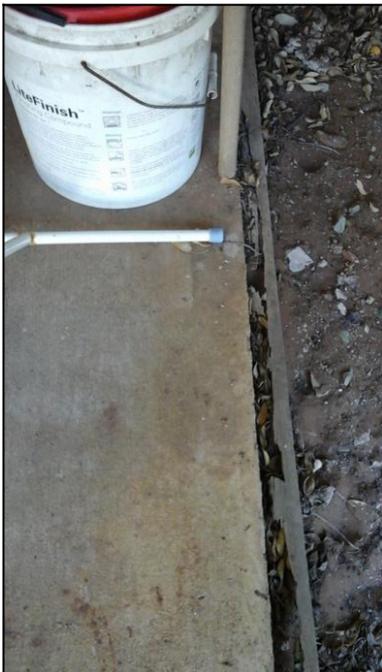
**Other details of damage**

### **7.2 Untreated or Non-Durable Timber Used in a Hazardous Manner**

**Was there evidence of untreated or non-durable timber existing in direct contact with earth or ground?**

Yes

**Photo Notes: Landscaping timbers, timber frame walls in the shed, timber formwork around the edge of the concrete slab for the exterior laundry. Timber debris in the subfloor.**





**Details of issues and any recommendation for further advice from licensed builder or other expert:**

Remove and replace with nonsusceptible material

### **7.3 Other Conditions Conducive to Timber Pest Attack**

**Was there evidence of any other condition or situation which may attract Timber Pests or predispose the property to Timber Pest attack?**

No

For example: evidence of non-existent or defective ant-capping on foundation piers; storage of timber and stored goods under/adjacent to the building; tree stumps and vegetation in subfloor spaces; cracks in concrete slabs or foundations; defective or missing downpipes and guttering; water pooling in subfloor; etc.

**Details of issues and any recommendation for further advice from licensed builder or other expert:**

Nil

### **8 MAJOR SAFETY HAZARDS**

**Was there evidence of any item or matter (within the Flick accredited inspector's expertise) that may present an element of danger?**

No

For example, the imminent collapse of a structural member or section of a building or structure as a result of Timber Pest attack and which may be unsafe

**Details of location and any recommendation for further advice from licensed builder or other expert:**

Not required none found.

## **9. RISK MANAGEMENT RECOMMENDATIONS.**

The following **Timber Pest** remediation actions are recommended:

**1. Treatment of Timber Pest attack is required.**

No

**2. Is a written subterranean termite management proposal or another timber pest control proposal attached to or included with this Report?**

No

**3. Is attention to Conditions which attract Termites or pre-dispose the property to Timber Pest attack necessary?**

No

**4. Due to the potential risk of Timber Pest Attack associated with this property, the next inspection is recommended in**

12 months

Your attention is drawn to the advice contained in the 'Terms & Conditions' section of this **Report** including any special conditions or instructions that need to be considered in relation to this **Report**.

## **10. LIST ANY ANNEXURES TO THIS REPORT**

(Where applicable, include for example, any photographs, property and floor plan sketch, and any support documentation).

No access to the roof void. access to the roof void is required.

**COMPANY NAME:**

Flick Anticimex

**NAME OF FLICK ACCREDITED INSPECTOR:**

Steven Whithworth

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7517

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AUTHORISED SIGNATORY



**DATE OF ISSUE:**

2018-09-21

**SUMMARY OF FINDINGS**

This summary of findings is not the **Report** and cannot be relied on its own. **The following 'MAIN INSPECTION REPORT' SECTION MUST be read in full in conjunction with this summary of findings.** If there is a discrepancy between the information provided in this summary of findings and that contained within the 'Main Inspection Report', the information in the 'Main Inspection Report' overrides this summary of findings.

**Accessibility** Due to the level of accessibility for inspection with regard to restrictions, limitations and obstructions, the degree of potential risk of undetected **Timber Pest** attack and **Timber Pest** damage to the property was considered to be:

**Accessibility**

Low to Moderate

**Were Active (live) Termites found?**

No

**Was visual evidence of Termite workings and/or damage found?**

Yes

**In addition to this Report is a written Termite/Treatment Management Proposal provided to treat Active Termites and/or help manage the risk of future subterranean termite access to buildings and structures?**

No

**Was there any evidence of a previous Termite Management treatment/program?**

No

**Was any evidence of wood borer activity and/or damage found?**

No

**Was any evidence of fungal decay activity and/or damage found?**

Yes

**Was any evidence of chemical delignification damage found?**

No

**Were there conditions which made the property attractive or susceptible to Timber Pest attack?**

Yes

**The next inspection to help detect any future Termite or Timber Pest attack is recommended in:**

12 months

**Does this Report include any risk management options?**(Advice on how to help protect against financial loss due to Timber Pest attack).

No

**Was there any major safety hazards evident?**

No

**Are there any additional comments or information regarding this property and the inspection?**

No

**Are there any attachments or appendices to this Report?**

No

### END OF SUMMARY

#### **Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests:**

**Any structure can be attacked by Timber Pests.** Periodic maintenance should include measures to minimise possibilities of infestation in and around a 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, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work 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 form-work, 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.

We further advise that you engage a professional pest control firm to provide a suitable 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 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, **Termites** may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the **Termite** ingress will normally be evident to the **Flick** accredited inspector. Therefore regular inspections in line with the recommendations in this **Report** are essential in addition to any suitable termite management system you install.

You should read and understand the following important information. It will help explain what is involved in a **Timber Pest** inspection, the difficulties faced by a **Timber Pest** inspector and why it is not possible to guarantee that a property is free of **Timber Pests**. It also details important information about what you can do to help protect your property from **Timber Pests**. This information forms an integral part of the **Report**.

#### **CONCRETE SLAB HOMES**

Homes constructed on concrete slabs present specific 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 affect 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. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 4349.3 carried out as recommended in this **Report**.

#### **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 Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive **Timber Pests** 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 provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one 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 termites may create their 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 insects 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 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 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 the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should not be too difficult. 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 detection of 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 sisalation, insulation, air conditioning ductwork 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 is a necessary step 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 coverings 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 these 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 object 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 sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus borer (powder post 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 emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post 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

SITE MAP - Outlining areas of Timber Pest activity and/or damage

#### **Attachments:**

#### **TERMS & CONDITIONS**

**IMPORTANT INFORMATION:** This **Report** has been prepared in accordance with the scope, limitations, exclusions, definitions and terms and conditions as indicated and defined in the **Agreement** (if applicable) and the clauses below and you agree to pay **Flick** for the inspection and this **Report** prior to or on delivery of the this **Report**. In the event that there is any inconsistency between the terms and conditions in this **Report**, the terms and conditions of the **Agreement** (if applicable) and any oral or written representations by Flick to you the following order of precedence applies: 1. the terms and conditions of the **Agreement** (if applicable); 2. the terms and conditions in this **Report**; and 3. any oral or written representations by **Flick** to you.

#### **INSPECTION.**

1. The inspection was in accordance with the requirements of Australian Standard AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections. The purpose of the inspection and this **Report** is to provide you, the **Client**, with advice about the status and condition of the **Property** concerning **Timber Pest** activity.
2. A copy of this Australian Standard is available for purchase by you at your cost from Standards Australia.
3. The inspection was a visual and non-invasive and is limited to those areas and sections of the **Property** to which **Reasonable Access** was both available and permitted at the time of inspection.
4. The **Flick** accredited inspector may have used a probe or screwdriver to tap and sound some timbers. The **Flick** accredited inspector may have used a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas, the moisture meter was not be used on other surfaces except where the visual inspection indicated that there may be a need to further test the area.
5. The inspection did not involve any invasive inspection including cutting, breaking apart, making holes, dismantling, removing or moving objects including but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
6. The **Flick** accredited inspector cannot see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods, in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe. The **Flick** accredited inspector did not dig, gouge, force or perform any other invasive procedures. An invasive inspection can be performed if a separate

contract is entered into with the owner) of the property.

7. If the property to be inspected is occupied then you should be aware that furnishings or household items may have concealed evidence of timber pests which may only be revealed when the items are moved or removed. In some cases, the concealment may be deliberate. You should obtain a statement from the owner as to any timber pest activity or damage to the property known to them and what, if any, treatments have been carried out to the property. It is in your interest to obtain copies of any paperwork issued and the details of any treatments and/or repairs carried out. Ideally the information obtained should have been given to the **Flick** accredited inspector prior to the inspection being conducted.

#### **SCOPE OF THE INSPECTION & REPORT.**

8. The inspection and this **Report** are 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, wood decay fungi (rot) and chemical delignification present at time of the inspection.

9. The inspection did not cover and this **Report** does not comment on any pests other than Timber Pests. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bajulus* Linnaeus) are excluded from the inspection and this **Report**.

10. This **Report** details any evidence of **Termite** treatment(s) that were found at the time of the inspection. Where evidence of a **Termite** treatment is reported then you should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.

11. Please be aware that mildew and non wood decay fungi are commonly known as mould is not considered a timber pest but may be an indicator of poor ventilation or the presence of **Termites**, wood decay or water leaks. Mould and the associated spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

#### **LIMITATIONS AFFECTING THE INSPECTION AND THE REPORT.**

12. Nothing contained in this **Report** will imply that any inaccessible or partly inaccessible area(s) or section(s) of the **Property** are not, or have not been, infested by **Termites** or **Timber Pests**.

13. Please be aware that this **Report** is not a guarantee that **Timber Pest** damage and/or a **Timber Pest** infestation does or does not exist. This **Report** cannot and does not warrant or guarantee in any way that **Timber Pests** will not infest the structure(s) and/or property anytime in the future.

14. Please be aware that **Active Timber Pests** may have been present within concealed or partly concealed locations of the structure(s) and/or within the boundaries of the property at the time that the inspection was carried out. It is also possible that there may be **Active Timber Pest** within the structure(s) or boundaries of the property at the time of writing of the **Report**.

15. Please be aware that if the property inspected is occupied then furnishings or household items may have concealed evidence of problems, which may only be revealed when the items are moved or removed.

16. The **Flick** accredited inspector can only make comment on those areas of the **Property** to which **Reasonable Access** is both available and permitted at the time of inspection.

17. The **Flick** accredited Inspector does not possess technology advanced enough and accurate enough to thoroughly and conclusively, look inside wall cavities and other visibly and/or physically inaccessible areas of a structure, without removal of interior linings, external cladding and a myriad of other obstructions incorporated in any type or mode of building construction. New technology does exist, in the form of a limited number of instruments that do assist in more thorough inspection of concealed areas of structure(s). However, these technologies do have distinct, inherent limitations.

#### **DETERMINING EXTENT OF DAMAGE.**

18. This **Report** does not and cannot state the extent of any **Timber Pest** damage. If any evidence of **Timber Pest** activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there could be some concealed damage which may be structural and load bearing within the structures(s). If **Timber Pest** activity or damage is mentioned in this **Report**, it may be strongly recommended that an invasive **Timber Pest** Inspection (for which a separate contract is required with the owner of the property) should be carried out and you should arrange for a qualified person such as a builder, engineer or architect to carry out a structural inspection to determine the full extent of the damage and the extent of repairs that may be required.

19. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that neither **Flick** nor the **Flick** accredited inspector conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the **Report** or not.

#### **COMPLAINTS PROCEDURE.**

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

If you are not satisfied with **Flick's** response you must within twenty one (21) days of your receipt of **Flick's** written response refer the matter to a mediator nominated by **Flick** from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

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

a. The parties must submit all written submissions and evidence to the arbitrator within twenty one (21) days of the appointment of the arbitrator; and

b. The arbitration will be held within twenty one (21) days of the arbitrator receiving the written submissions.

The arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the arbitrator is final and binding on both parties. Should the arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event you do not comply with the above complaints procedure and commence litigation against **Flick** then you agree to fully indemnify **Flick** against any awards, costs, legal fees and expenses incurred by **Flick** in having your litigation set aside or adjourned to permit the foregoing complaints procedure to complete.

### **THIRD PARTIES.**

21. Compensation will only be payable for losses arising in contract or tort sustained by the **Client** named on the front of the **Agreement** (if applicable) and this **Report**. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a real estate agent or a vendor for the purpose of auctioning a property then the **Report** may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the **Report** will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of the **Agreement** (if applicable) and this **Report** then they may rely on the **Report** subject to the terms and conditions of the **Agreement** (if applicable) and the **Report** itself.

**Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from an inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.**

### **DEFINITIONS.**

22. You should read and understand the following definitions of words used in the **Agreement** (if applicable) and this **Report**. This will help you understand what is involved in a **Timber Pest** inspection, the difficulties faced by an inspector and the contents of the **Report** which **Flick** will provide to you following the inspection.

**Access hole** means a hole in the structure allowing entry to an area.

**Active** means that live **Timber Pests** were sighted during the inspection.

**Agreement** means the Timber Pest Pre-Inspection Agreement (including the background and any document referred to in it) that you entered into with **Flick** (if any) prior to provision of this **Report**.

**Client** means the party identified as the client in the details on the front page of the **Agreement** (if any) and this **Report**, and where more than one party, all such parties jointly and together with any agent of that party who requested the report. If ordered by the client's agent, then it is agreed that the agent represents the client and has the authority to act for and on behalf of the client.

**Conditions Conducive** means the following conditions conducive to undetected **Termite** entry:

**Slab Edge Exposure:** Where external concrete slab edges are not exposed, this presents 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 (slab edge exposure of 75mm minimum from the top of the slab edge down) should be maintained to permit detection of **Termite** entry (during inspections). The concrete edge should not be concealed by render, tiles, cladding, flashings, moisture membranes, adjoining structures, paving, soil, turf, vegetation 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 occurring but could not be detected at the time of the

inspection. This may have resulted in concealed timber damage. **Termites** often gain entry into a building by tracking over the foundation slab edges. Covering the edge of a concrete slabs makes concealed **Termite** entry easy. Infill slab type construction has an even higher risk of concealed **Termite** ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. **Termite** activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 4349.3. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months.

**Weep holes in external walls:** It is very important that the weep holes in brick foundation walls are not concealed or covered at all by soil, lawn, concrete paths or pavers. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow concealed or undetected **Termite** entry.

**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. Joints in the shielding should have been soldered during the installation. Whenever it is evident that the joints 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. If not, a chemical treated zone may need to be installed to the soil abutting the foundation piers to deter **Termites** from gaining concealed access to the building.

**Flick** means Flick Anticimex Pty Ltd (ACN 000 059 665 ) who is the company you have requested to carry out a **Timber Pest** inspection and provide this **Report**.

**High moisture readings** means a reading on a moisture meter that is higher than the norm for other parts of the structure. Such high reading should be investigated by invasive means as the high reading could indicate a leak or timber pest activity and damage.

**Inactive** means that no **Active Timber Pests** were detected but evidence such as workings, damage, mudding or exit holes are found at the time of the inspection.

NOTE: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites may 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. Continual, thorough, regular, inspections are essential.

**Property** means the structures, gardens, trees, fences etc up to thirty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless you, the client specifically ordered in writing that structures, gardens, trees and fences etc outside the thirty (30) metre radius from the exterior walls of the main building be inspected prior to the inspection, no such inspection was carried out.

**Reasonable Access** means only areas to which reasonable access was available at the time of inspection. The Australian Standard AS 4349.3-2010 defines reasonable access. Access was not made where there were safety concerns, or obstructions, or the space available was less than the following:

**Roof Void** - the dimensions of the access hole into the ceiling space should be at least 500mm x 400mm and be accessible from a 3.6 Metre high ladder. There must be space to crawl no smaller than 600mm x 600mm.

**Roof Exterior** - Only areas accessible from a 3.6 metre high ladder will be inspected.

**Subfloor** - Access is normally not available where dimensions are less than 500mm x 400mm for the subfloor 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 **Flick** accredited inspector determined whether or not there was sufficient space to allow safe access to confined areas.

Reasonable access did not include the use of destructive or invasive inspection methods. Nor did reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

**Report** means the report issued to you by **Flick** following **Flick's** inspection of the property.

**Termites** means subterranean and dampwood termites (white ants) and does not include dry wood termites.

**Timber Pests** means subterranean and dampwood termites (white ants), borers of seasoned timber, wood decay fungi (rot) and chemical delignification present and, for the avoidance of any doubt, specifically excludes dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bajulus* Linnaeus).