



specialist termite control

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CLIENT INFORMATION

Date: March 19, 2019.

Client Name: Mr Smith.

E mail: Smith@example.com.au.

Client Address: 123 Example Drive Exampletown VIC 1234.



Inspector: Richard Boschma, Termite Specialist.

REGULAR VISUAL TERMITE INSPECTION TO AS 3660.2-2017

Reason For Inspection: This inspection is being provided in response to client's request for a termite inspection of the building.

Time Of Inspection: Approximately 8:00 AM.

Weather Conditions: Mild, dry and a light breeze.

Type of Property and Location: A free standing, two storey family home located within an area that has been declared by the council as an area of termite risk. The building is located within a suburban block with mature trees nearby, which may provide termite harbourage. There is a garage to one side of the building. There is a timber framed decking to the rear of the building.

Building Structure



Brick veneer walls, constructed on brick strip footings, and with a suspended timber floor. There are concrete stumps in the subfloor, and the stumps are fitted with metal termite capping. Timber flooring, made from a hardwood. There is a concrete step, to the front of the building.

This inspection report is for the sole use of the client, and is not intended for use by third parties and is not for use where a property is being purchased or sold. For such uses, a different inspection and report should be used, complying with AS 4349.3 Pre- Purchase Timber Pest inspection.

SUMMARY

Risk Assessment

An **OHS&E risk assessment** was completed during the course of the inspection.

Testing Methods

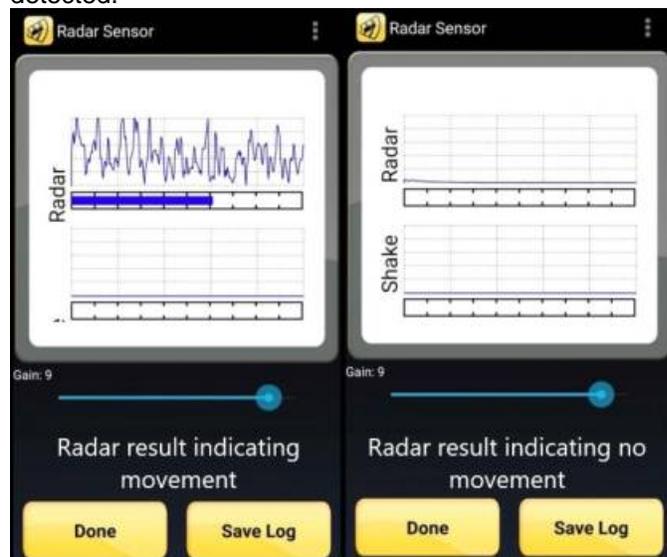
This inspection was conducted primarily by visual means, assisted with a torch and sounder. The inspection did not intrude into concealed spaces/cavities such as parts of the building that are not overtly visually accessible. It was assisted by the testing of selected spots according to the discretion of the inspector.

Small test holes were used into selected spots to enhance the visual inspection and to assist the assessment of possible termite activity. Such holes can be helpful during inspections in the future since they can indicate if live termites have been present in the area tested.

A Tramex Moisture Meter was used in selected parts of the building to aid in further testing for termite activity or conducive conditions.

Termatrac was used on selected sites to aid in the detection of termite activity.

Screen shots of the radar results have been embedded into this report. A fluctuating line indicates that movement had been detected a static line indicates that no movement has been detected.



Inspected Areas

The following property areas were inspected:

Sub-floor space, interior living space (both upstairs and down), roof space, exterior of the building, garage, and landscaping timbers.

Live Termites

Live termites were detected during today's inspection.

Genus of Termites

SPECIES IDENTIFICATION:

Coptotermes frenchi - This is a species typically living in treed suburbs or bush land, and typically has a large single colony nest site in a tree or stump. They forage in a radius of around 60 meters or more (100m has been recorded) from their nest site. The damage they cause to buildings is often severe but well concealed within a building since it's habits are discrete and can elude detection by both homeowners and skilled termite inspectors.

SPECIES RISK:

This species is responsible for a very significant amount of termite damage in Victoria, the potential risk this species poses to buildings and structures is very high and termite management is recommended. Please contact our office should you require more information regarding treatment options.

TERMITE ACTIVITY LOCATION

Please see **Termite Activity** in the following section(s) in the report:
Sub-floor, interior, and exterior.

Termite Damage

Damage caused by termites was detected.
Sub-floor, Interior, Exterior.

Furnishings

The building(s) inspected was furnished at the time of the inspection.

Note- furnishing and stored goods can conceal termites and / or termite damage from the inspector.

Inspection Restrictions

Physical Access, Visual Access and/or OH&S were present during the inspection.

Please see the **RESTRICTIONS** in the following section of the report:
Sub-floor and roof.

Conducive Conditions

Conditions conducive to termite ingress were found during the inspection. Please see the **Conducive Condition** in the following section in the report:
Sub-floor.

Note- No intrusion or inspection was made into concealed spaces / cavities such as parts of the building that have no overt and visual access (unless otherwise stated). The inspector had on site and available for use, 'basic' inspection tools (such as a moisture meter, torch and sounder) as well as a 'specialist' testing instruments such as a radar movement detector. Please see the information section at the end of this report headed 'Visual Inspection'.

SUBFLOOR

Termite Activity Detected

Live termites were detected today.

Genus of Termites

SPECIES IDENTIFICATION:

Coptotermes frenchi.

Location



Live termites in: Floor bearer(s) and floor joist(s).

Located below: Dining room.



Live termites in: Large section timbers supporting the floor frame.

Located below: Main bedroom.



Live termites in: Stump(s).

Located below: Kitchen.



Live termites in: Floor board(s).

Located below: Ensuite.



Live termites in: Floor bearer(s), floor board(s), and floor joist(s).

Located below: Family room.

Termite Damage Detected

Damage caused by termites was detected during today's inspection.

The termite damaged areas are approximately the same as those shown for 'Termite Activity', but termite damage/mudding was additionally found that did not appear to contain live termites.

Location



Damage to: staircase timbers.

Located below: laundry.

Severity of Damage

The termite damage in the appears to be only **'Moderate'**. Please see the 'Termite Damage' information in the terms and conditions section at the end of this report.

There are limitations in respect to the severity and full extent of termite damage. Please see 'Timber Damage' in the 'Terms and Conditions' section of the report.

Physical Restrictions (No Bodily Access)



Physical restriction: Ducted heating pipes were located across the subfloor in such a way as to prevent bodily inspection access of that sub-floor area. We recommend that access be created and a further inspection of that area provided. FYG, a sub-floor crawl space of 400mm is necessary to allow safe bodily access.

Located below: Family room.

Conducive Conditions



Condition: The subfloor soil appears wet. This increases the risk of termite ingress and client is encouraged to take measures to reduce this wetness.

Located below: The front left section of the building as viewed from street.



Condition: We recommend the removal of stored timbers from the underfloor as timbers in contact with soil are highly attractive to termite attack.

Located below: The mid-section of the building.



Condition: A water leak appears to be present in this area. This should be investigated and rectified.

Located below: Bathroom.



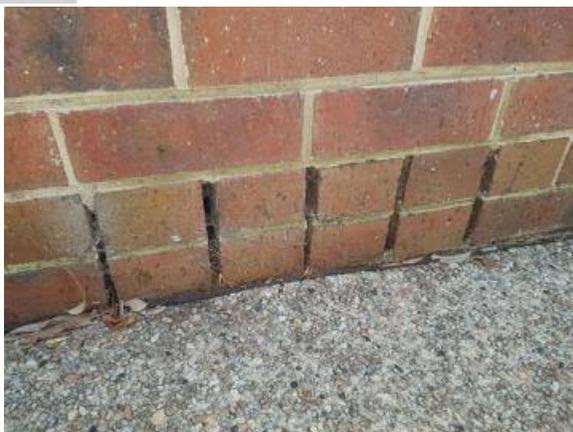
Condition: The floor frame was in soil contact. This allows easy and concealed entry by termites into the building. Building timbers such as these should be isolated from the soil by an air clearance to reduce the risk from termites.

Located below: Extension.

VENTILATION

Ventilation, particularly to the sub floor region is important in minimising the opportunity for termites to establish themselves within a property. We claim no expertise in building, however we have assessed the ventilation and noted our opinion below. Where ventilation is stated to be limited or inadequate or if we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.

Subfloor Ventilation



Part of the building is lacking in sub-floor ventilation which increase the risk of termite ingress. The ventilation issue appears to have been at least partly caused by wall air vents that have been obstructed by the air gaps between the brick- gap type air vents being obstructed by webs/ leaves/ rubbish. It is the inspector's experience that brick-gap type air vents do not perform well and replacement with metal air vents is generally recommended.

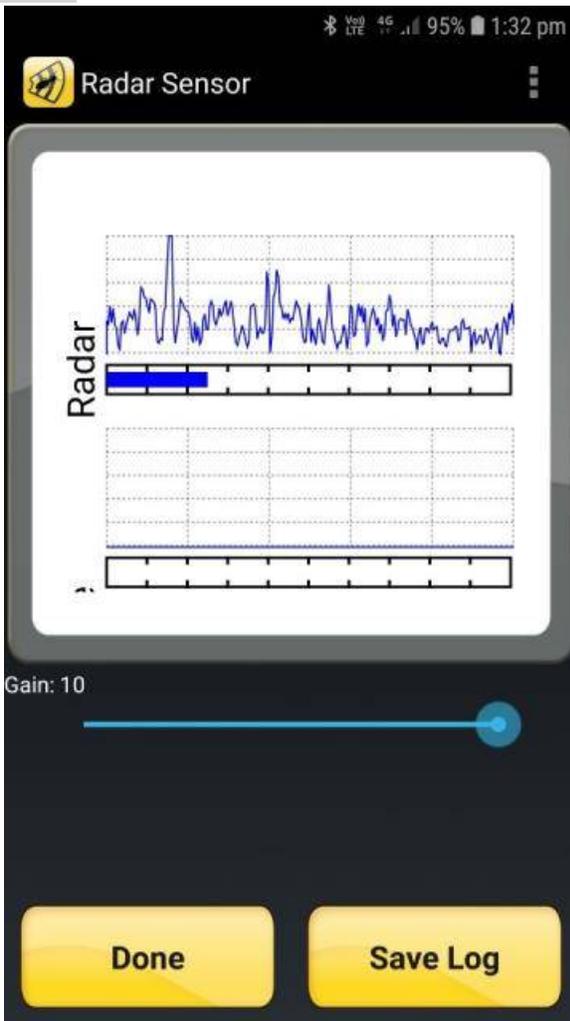
Location



Location: Along the right hand side of the building (as viewed from street).

INTERIOR

Termite Activity Detected



Live termites were detected today.

Genus of Termites

SPECIES IDENTIFICATION:
Coptotermes frenchi.

Location



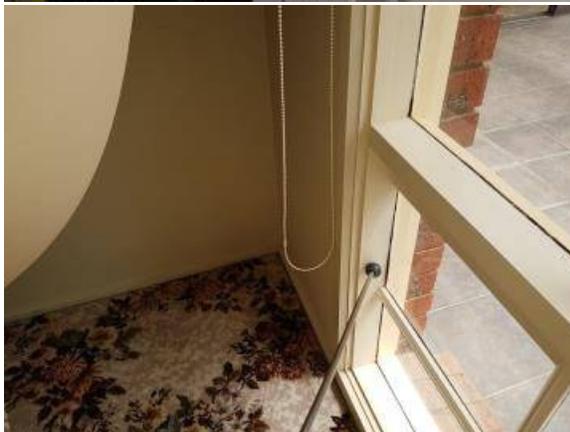
Live termites in: Floor board(s).

Located in: Main bedroom.



Live termites in: Door architrave(s).

Located in: Office.



Live termites in: Window frame/jamb timber(s).

Located in: Dining room.

Termite Damage Detected

Damage caused by termites was detected during today's inspection.

The termite damage appears to be more or less in the same timbers as described for 'Termite Activity' above.

Severity of Damage

The termite damage in the appears to be only '**Moderate**'. Please see the 'Termite Damage' information in the terms and conditions section at the end of this report.

There are limitations in respect to the severity and full extent of termite damage. Please see 'Timber Damage' in the 'Terms and Conditions' section of the report.

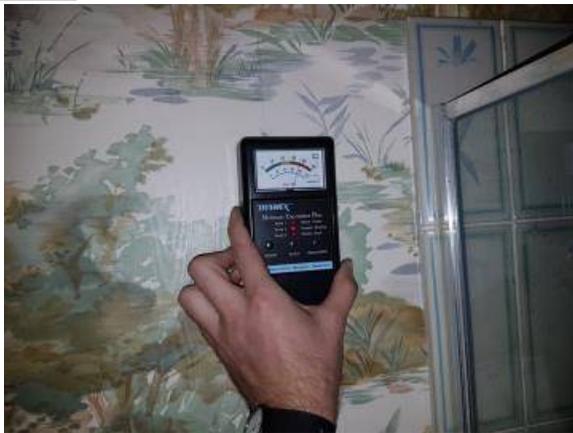
Physical Restrictions (Bodily Access)



Physical restriction: Stored household goods were present which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out.

Location: Bedroom 3.

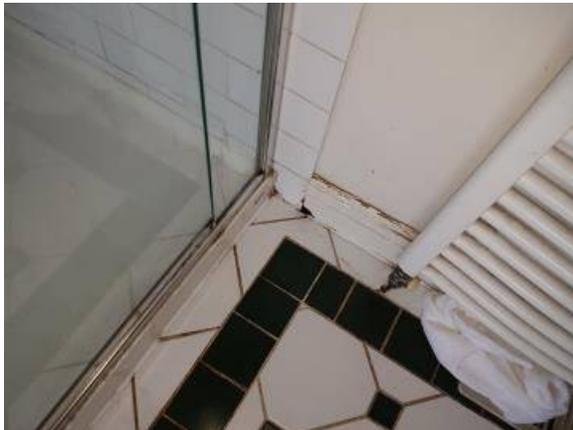
Conducive Conditions



Condition: High moisture levels were detected in some internal walls as noted below. This can be an indicator of a water leak or possible termite activity. In most cases, such moisture readings are caused by a lack of internal ventilation, heating or the shaded aspect of the location, and the inspector has concluded that this is the more likely cause on this occasion. However, further investigations are available (and recommended) such as removal of some plaster or linings. Please contact the inspector to discuss if you would like to progress this option. Moist timbers are

attractive to termites and increase the risk of termite ingress. Measures should be taken to reduce the dampness if possible.

Location: Bathroom.



Condition: Fungal decay was detected in the building interior. While this inspection is not reporting on fungal decay specifically, you are advised that fungal decay may increase the risk of termite ingress into the building. The decayed timbers should be removed, and the moist conditions that have been conducive to this decay should be remedied.

Location: Bathroom.

ROOF

Termite Activity Detected

Live termites were not detected.

Termite Damage Detected

No termite damage was detected during the inspection today.

Physical Restriction (Bodily Access)



Physical restriction: Physical inspection access was available along the central parts of the roof space, such as under the ridge beams, because access towards the eaves area was limited by restricted crawl space which did not permit bodily access over some critical areas such as the perimeter wall top plates. These were generally obscured by insulation material and could not be visually inspected. However, selected spots along the perimeter wall top plates were "sounded" with a long handled sounder. Note- AS 3660.2, 2017 specifies a crawl space of 600 x 600mm minimum. This means space without

obstructions such as pipes, ducting, and conduits.

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials and ducting. Typically, where access is available under the central part of the roof, bodily access may not be available to the perimeter roof areas, such as over perimeter walls and eaves. Some testing of selected spots in these areas may be possible, such as by use of sounding with a long sounding 'donger' which may assist in detecting termite damage, but is not helpful in detecting live termites. Accordingly, clients should understand that the inspections in roof voids have limited capacity to detect termite damage and a very limited capacity to detect live termites.

EXTERIOR

Termite Activity Detected

Live termites were detected today.

Genus of Termites

SPECIES IDENTIFICATION:

Coptotermes frenchi.

Location



Live termites in: Verandah post(s).

Located externally: Front section of the property (viewed from street)

Termite Damage Detected

Damage caused by termites was detected during today's inspection.

The termite damage appears to be more or less in the same timbers as described for 'Termite Activity' above.

Severity of Damage

The termite damage appears to be '**Minor**'. Please see the 'Termite Damage' information in the terms and conditions section at the end of this report.

There are limitations in respect to the severity and full extent of termite damage. Please see 'Timber Damage' in the 'Terms and Conditions' section of the report.

Physical Restrictions (Bodily Access)



Physical restriction: There is insufficient crawl space below decking timbers to inspect under the decking. We recommend that access be created and a further inspection provided.

Location: Rear right section of the structure (viewed from street).

Conductive conditions and location



Condition: The finished ground level (FGL) against part of the building is higher than recommended. Since termites live in the soil, a high FGL brings them closer to service timbers (such as wall and floor frames) and increases the risk of termite ingress as well as impedes ventilation. As a guide, the FGL (including concrete or brick paved areas) should be one step (about 150mm) below the floor level of a building. This generally will result in wall air vents or brick weep holes to function without obstruction. In practice, where hard paved FGL is already in-situ, the above may be difficult to achieve and other

options may be available. We recommend that client discusses this with the inspector or calls the office to talk with a specialist.

Location: Rear section of the property (viewed from street).



Condition: The hot water system overflow is discharging moisture close to the building. This can provide an attractive environment for termites and we recommend that the overflow pipe is either plumbed into the storm water system, or extended to discharge well away from the building.

Location: Rear left side of the building (viewed from street).



Condition: Fungal decay (rot) was detected. While this inspection is not reporting on fungal decay specifically, you are advised that fungal decay may increase the risk of termite ingress into the building. The decayed timbers should be removed, and the moist conditions that have been conducive to this decay should be remedied.

Location: Rear left side of the building (viewed from street).

CONDUCTIVE CONDITIONS

Conducive conditions and location



Condition: Timber posts in soil contact. The soil contact with timber posts should be removed. Non-durable timber posts such as Oregon pine should be permanently separated from soil contact, typically by mounting in a steel stirrup, which should hold the post clear of soil contact.

Location: Front section of the property (viewed from street).

GARAGE / CARPORT

Termite Activity Detected

Live termites were not detected.

Termite Damage Detected

No termite damage was detected during the inspection today.

OUTBUILDINGS

Building Inspected

Shed.

Termite Activity Detected

Live termites were not detected.

Termite Damage Detected

No termite damage was detected during the inspection today.

LANDSCAPING

Termite Activity Detected

Live termites were detected today.

Genus of Termites

SPECIES IDENTIFICATION:
Coptotermes frenchi.

Location



Live termites to: Timber fence.

Location: Left side of the property (viewed from street)



Live termites to: A tree stump.

Location: The back garden.

Termite Damage Detected

Damage caused by termites was detected during today's inspection.

The termite damage appears to be more or less in the same timbers as described for 'Termite Activity' above.

Conducive Conditions



Condition: Untreated landscaping timbers should be removed or replaced with a treated timber or non timber alternative. If replaced with timber, ensure appropriate durability rating for external use.

Location: The back garden.



Condition: Tree stumps should be removed. This is because tree stumps left over time can be highly attractive to subterranean termites.

Location: The back garden.

OTHER FINDINGS

Other Pests



- *Lyctus brunneus* (hardwood borer) - *Lyctus* borer attack the sapwood of susceptible hardwood timbers and are not generally a problem structurally and typically are not considered to require any treatment.

- Location - Floor bearers in part of front section of the building.

EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites. Where no visible evidence of treatment was found, it does not necessarily mean that the property has not been treated. Where evidence of a termite treatment was noted, and the treatment was not carried out by this company, we cannot comment on the quality of that treatment.

Evidence Of Treatment

The inspector is not aware of any termite treatment at this property.

MANAGEMENT OF TERMITES

Degree Of Risk

The building currently has a termite infestation which needs management.

Treatment Recommendations

A recommendation for a termite treatment has been discussed with client and specifically, a 'protective' termiticide soil treatment is proposed, in which the soil around the footings of the building are treated with a residual termiticide.

Treatment Proposal

A written treatment Proposal is included with this report.

Future Inspections

Provided that a termiticide soil treatment is provided by this company, a follows up "specific purpose inspection" will be automatically provided approximately 6 weeks after treatment.

ISSUED BY

Richard Boschma, Termite Specialist. Pesticide Licence L5563 Insurance timber pest accreditation 5844
For Specialist Termite Control Pty Ltd.
Factory 4, 1637 Main Road,
Research 3095
Tel 03 94372700.

TERMS & CONDITIONS

VISUAL INSPECTION in accordance with AS3660.2-2017.

The visual inspection was limited to those areas and sections of the property to which reasonable access (See definition BELOW) was both available and permitted on the date of Inspection. 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 or, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

LIMITATIONS

This report is provided solely for the benefit of the person/s named in this report. Any third party relying on this report either wholly or in part does so at their own risk.

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. 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 termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

THE EXTENT OF DAMAGE

This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

POSSIBLE HIDDEN DAMAGE

If termite 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

INVASIVE INSPECTION

As detailed above, there are many limitations to this visual inspection. With the permission of the owner of the premises we offer to provide a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We would physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We would gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. Written permission from the property owner is requested. Price is available on request.

BUILDINGS ON CONCRETE SLABS

Buildings constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers,

garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home, it is important 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**

DETECTION OF TERMITES.

As described above, this inspection is primarily 'visual' and is assisted by testing methods with instruments described in the SUMMARY at the start of this report. The most reliable method of termite detection is to actually SIGHT a termite- preferably a soldier termite. However, in practice this can be difficult or impossible without such intrusion that termites are disturbed and subsequent treatment and re- assessments may be compromised. Readings from testing equipment are subject to interpretation and there can be 'grey areas'. In such cases, it is good practice for an experienced termite inspector to be guided by a combination of test results and the inspector's training and experience to determine if live termites have been detected. If there is any significant doubt, the inspector will not claim that termites have been detected, but may instead report that, while that no termites have been detected, test results are indicating the possibility that live termites may be present but in concealment. A further inspection or plan to increase access may be recommended by the inspector.

NON DETECTION OF TERMITES

Where no live termites are sighted, and where test results combined with the training and experience of the inspector, there is significant doubt that live termites are present, then the inspector will report that no live termites have been detected. He may instead report that, while no termites have been detected, test results indicate the possibility that live termites may be present but in concealment. A further inspection or plan to increase inspection access may be recommended by the inspector. Live termites tend to keep themselves in concealment, and can elude an inspector and go on to damage a building. Regular inspections are intended to reduce this risk.

TERMITE DAMAGE

Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

Extensive- Damage has been detected within multiple areas or rooms of a building.

Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

Timber Damage - Where this report includes comments in relation to the severity of timber damage, it should be understood that this is not a qualified builder's opinion. It is recommended that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out during this inspection and the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

REASONABLE ACCESS

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.

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 which defines reasonable access. 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 450mm x 400mm, and, reachable by a 2.1M step ladder and be no higher than 2.9 meters above a stable floor and, where there is at least 600mm x 600mm of space to crawl;

SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor;

ROOF EXTERIOR - is not accessed by Specialist Termite Control inspectors for OH&S reasons.

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.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.

CONSUMER COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax or mail. you must allow Us (which includes persons nominated by us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to us) and give us full access in order that we 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. In the event you do not comply with the above Complaints Procedure and commence litigation against us then you agree to fully indemnify us against any awards, costs, legal fees and expenses incurred by us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.