

Visual Timber Pest Inspection & Report in accord with AS 4349.3

Account to:

Phone: Email:

Client Address: MT COOLUM. QLD. 4573.

Re: Structure at: SUNSET WAY, LAKE COOROIBAH. SUNSHINE COAST.

Date of the Inspection: 24-09-12

Summary Only

IMPORTANT DISCLAIMER

- ◆ **This Summary is supplied to allow a quick and superficial overview of the inspection results.**
- ◆ **This Summary is NOT the Report and cannot be relied upon on its own.**
- ◆ **This Summary must be read in conjunction with the full report and not in isolation from the report.**
- ◆ **If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.**

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained: NO. REFER TO PAGE. 3

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found: NO. REFER TO PAGE. 3.

Was visible evidence of subterranean termite workings or damage found: YES. REFER TO PAGE. 3.

Was visible evidence of borers of seasoned timbers found: NO. REFER TO PAGE. 5.

Was evidence of damage caused by wood decay (rot) fungi found: YES. REFER TO PAGE. 5.

**For complete and accurate information
please refer to the attached complete
Visual Timber Pest Report, provided
in accord with AS 4349.3**

Visual Timber Pest Report in accord with AS 4349.3

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 7 of this report) 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, 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 Timber Pests which may only be revealed when the items are moved or removed.
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 being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is **not a guarantee** that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. 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, 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 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, eg 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.
6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Timber Pest Property Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

1. Brief Description of Structure(s) Inspected: 3 BEDROOM SPLIT LEVEL HOME WITH WESTERN RED CEDAR EXTERNAL WALLS AND ZINC CUSTOM ORB ROOF, BUILT IN APPROXIMATELY 1983. IT IS CONSTRUCTED WITH A OREGON PINE PITCHED ROOF TIMBERS AND OREGON PINE WALL FRAMES WITH A CONCRETE SLAB FLOOR.

When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

2. Areas Inspected: Only structures, fences &/or trees within 50m 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 & stored items were not inspected.

3. Other Area(s)* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include: Not Applicable

4. Area(s)* in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include: There is no roof access due to the vaulted roof design of the home not allowing for a roof space. Also there is no access to the underside of the entry deck and the walk in rob of the master bedroom. Due to the access issues to some areas you must understand that there is a possibility of termite damage and/or activity that was undiscovered.

* Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

5. High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage: Not Applicable

6. Was the property furnished at the time of inspection? YES Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

SUBTERRANEAN TERMITES

7. Were active termites (live insects) present at the time of inspection: YES

Location: Not Applicable

8. The termites are believed to be: Not Applicable

9. A termite nest was found in (state location): No nests were located on the property (there is a tree nest in front of the driveway in the scrub across the road) further inspection of the tree stumps around the property may reveal termite evidence. It is suggested that they be ground out or removed as they are a ideal environment for termite activity.

10. Visible evidence of subterranean termite workings and/or damage was found in: Termite damage or past activity was located in the right side fence in the older sections and to the tree stump opposite the deck in the garden. It is possible that further activity and /or damage exists to concealed areas.

VERY IMPORTANT: Where any termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5 on page 2.

11. While we are not builders the termite damage appears to be:- Moderate See Clause 4 on page 2.

IMPORTANT Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that **it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential.** Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" is provided, a treatment should always be considered to reduce the risk of further attack.

12. The following evidence of a possible previous termite treatment was found: THERE IS A CERTIFICATE OF INSTALLATION OF TERMITE BARRIER IN THE METER BOX STATING THAT A TERMIDOR TERMITICIDE TREATMENT WAS APPLIED TO THE PERIMETER OF THE PROPERTY ON THE 21-07-09. IT IS ESSENTIAL THAT THE CERTIFICATE OF TREATMENT BE OBTAINED SO THAT CONFIRMATION OF WHETHER THE TREATMENT WAS TO ALL OF THE PERIMETER OR PART OF THE PROPERTY. CERTIFICATES SHOULD CLARIFY THAT ALL PREVENTATIVE BARRIERS HAVE BEEN DONE TO THE AUSTRALIAN STANDARDS. THIS TREATMENT SHOULD LAST AROUND FIVE YEARS BUT AS WE HAVE HAD EXCESSIVE AMOUNTS OF RAIN OVER THE PAST FEW YEARS IT IS ESSENTIAL THAT IT BE RE-APPLIED AND AT THE SAME TIME TREAT INTO THE COLD JOINT EXPANSION JOINT OF THE EXTENSION.

13. Was a durable notice located in the meter box indicating a barrier system has been installed? Yes.

System Installed: ASSUMED AS A CHEMICAL PERIMETER TREATMENT CONFIRMATION IS REQUIRED.

This firm can give no assurances with regard to work that may have been previously performed by other firms. The firm that treated the property must be contacted for treatment and warranty information. In many cases retreatment may be required.

14. 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. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins 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 or a chemical barrier may need to be installed to provide a barrier to replace the use of the shielding. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are generally; **Not Applicable**

If considered inadequate a builder or other building expert should be consulted. NB Physical barrier systems are not visible to inspection and no comment is made on such systems.

15. Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation and the degree of risk are: Any sprinklers, hot water overflow pipes, air-conditioning evaporator pipes should be removed or diverted away from the home so the soil beside the dwelling is not wet and the drainage against the side of the home needs to be checked during rain periods to ensure that water does not pool beside the external walls of the home. As it provides an ideal environment for termite activity and over time will deplete any chemical barriers. All foliage against the side of the home needs to be removed as this can hide or disguise termite tracking.

16. At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be: Large See Clause 4 on page 2.

17. SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be **essential and regular inspections are essential.**

18. FUTURE INSPECTIONS: Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 3 monthly until a termite management program has been instigated.

AS 3660.2-2000 recommends “regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended”. It goes on to inform that “regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized”.

19. BORERS OF SEASONED TIMBER Visible evidence of borer activity and/or damage was found in: **Not applicable**

20. The species of borer is believed to be: () *Lyctus brunneus* () *Anobium punctatum* () *Calymnaderus incisus* ()

Other:

21. While we are not Builders the borer damage appears:- () **Moderate** () **Moderate to extensive** () **Extensive** See Clause 4 on page 2.

Note: *Lyctus brunneus* (**powderpost beetle**) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. Unless proof of treatment is provided, *Anobium punctatum* (**furniture beetle**) and *Calymnaderus incisus* (**Queensland pine beetle**) must always be considered active, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Treatment, or preferably timber replacement, is required.

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 is not discernible at the time of inspection.

Borer treatment recommendations: Replacement of affected timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option though you should consult with a builder (see page 2, clause 4) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed.

22. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI Evidence of damage caused by wood decay (rot) fungi was found in: **the external base weather board on the right side of the home, the weather boards behind the hot water system, the stop end beside the fire place steep out of the master bedroom, the weather board above the windows of the office, the office sliding door way architraves and the weather boards around the upper doorma windows.**

23. While not builders the fungal decay damage appears:- **Moderate to Large**

ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

24. Drainage: Poor drainage, especially in the subfloor, increases the likelihood of Timber Pest attack.

Whilst not a plumber, it appears that drainage is generally:- **Inadequate the storm water is discharging beside the home which intern will deplete the termiteicide barriers and make the area beside the home more conducive to termite activity.**

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

25. Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

Whilst not a builder the ventilation appears to be generally:- **Not applicable**

Where ventilation is considered inadequate a builder or other expert should be consulted.

26. Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Whilst not a plumber, it appears that water leaks are:- **Present** there is water streak mark on the wall of the master bedroom under the window.

27. Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. Slab edges are often concealed by concrete paths, patios, pavers, garden beds, etc. Where this is the case you should arrange to have the slab edge exposed for inspection to confirm whether concealed termite entry is possible.

Was the slab edges exposed all around the property:- **No the slab edge is covered in a multitude of areas around the property external walls by orange plastic, fibro sheeting and the decking at the front entry. This requires the termiteicide barrier to be regularly re-applied.**

28. Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air:- **Yes** there should be at least 75mm of clearance from the bottom of the weep hole to the finished ground height and no foliage disrupting your view.

29. Comments on other Environmental Conditions: THE COASTAL ENVIRONMENT THAT WE LIKE TO LIVE IN ALSO HAS A CERTAIN RISK ELEMENT FROM TERMITES, AS THEY ALSO LIKE THE COASTAL AREAS. YOU NEED TO BE VIGILANTE AT ALL TIMES. A NECESSARY PRECAUTION WOULD BE TO GO AROUND THE OUTSIDE OF THE HOME ON A REGULAR BASIS AND HAVE A LOOK FOR ANY THING STRANGE LIKE MUD TUNNELS, DECAYING TIMBER ECT. SIX MONTHLY OR YEARLY PEST INSPECTIONS BY A LICENSED PEST CONTROLLER ARE ESSENTIAL, AS THIS HOME HAS NO CURRENT CERTIFICATES OF TREATMENT FOR TERMITE PREVENTION, AND AS IT CAN ONLY BE ASSUMED THAT TREATMENT WERE TO THE MANUFACTURE SPECIFICATIONS. A TERMITE MANAGEMENT PROGRAM NEEDS TO BE STARTED TO GIVE BEST POSSIBLE PROTECTION BOTH NOW AND IN THE FUTURE.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, 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. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management 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.**

It is strongly recommended that a full Inspection to AS 4349.3 or AS 3660.2-2000 be carried out AT LEAST once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to 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 AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 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 subject property physically inaccessible for inspection, or to which access for Inspection is denied by or 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 this 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 their own risk.

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

Please feel free to contact the inspector who carried out this inspection. Often it is very 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 any clarification then contact the inspector prior to acting on this report. 0419774757.

The Inspection and Report was carried out by: _____

State Licence No: _____ Insurance Termite Accreditation Number: _____

SIGNED FOR AND ON BEHALF OF: __ _____

Signature: _____

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.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” 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.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance Timber floor: 400mm to bearer, joist or other obstruction. Concrete floor : 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. 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 or 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 of 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 disruption 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. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special 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 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 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.**

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 Forests shows 1 in every 5 homes is attacked by termites at some stage in its life. 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 be fairly easy. 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 also 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 (powderpost 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. Powderpost 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.

MOULD Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and there spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence of Mould is provided.** If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -A Homeowner's Guide to Detection and Control of Termites and Borers
And A Homeowner's Guide to Detection and Control of Common Household Pests
Both books were written by Phillip Hadlington & Christine Marsden
and Published by University of New South Wales

QUALIFICATIONS

Queensland Government License Number; 0 4090.
Queensland Building Services Authority Number; 722328.
RAPID SOLUTIONS Insurance Accreditation and Authorisation No: PP 1277.
Australian Business Number (ABN) 30471364810.
Slabset reticulation authorised installer No: 1009.
Granitgard authorised installer No: 425
HomeGuard Accredited installer

The Australian Standards that will be governing the work that needs to be done are,
AS,3660.1 & AS,4349.3

Insurance for added peace of mind and your protection I carry RAPID SOLUTIONS INSURANCE this includes general/public liability cover, professional indemnity cover and all termite work.

As owner and operator of HomeSure pest control I take pride in all my work and do my utmost to deliver a prompt reliable and friendly service to all of my customers. As a added service we do offer and recommend general pest control it is advisable to have the house treated for cockroaches, spiders, ants, and silver fish while the property is empty, prior to occupying the dwelling.

We sincerely appreciate your business. If you need additional information, please feel free to call me at 54936322.or 0419774757.