



Pest Inspection Report

(Complies with AS 4349.3-2010)

Ms. Ally (Yanxia) Zhou

Property Address:

9 Tango Close
Jordan Springs NSW 2747

HomeSafe Property Inspections

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| Date: 18/09/2016 | Time: 09:30 AM | Report ID: 160918 AllyZhou P |
| Property: 9 Tango Close Jordan Springs NSW 2747 | Customer: Ms. Ally (Yanxia) Zhou | Real Estate Professional: |

This inspection for pest is performed for a fee to non-invasive visual inspection of the building for the activity of timber pests and preparation of associated report according to Australian Standard AS 4349.3-2010

Whether this report reveals Pest in the building or not, the customer, building owner or potential buyer should consider:

1. Whether or not to have any Activities of Subterranean Termites, Borers and Fungal Decay at any area that was noted in the report: "Visible Evidence Present".

2. Whether or not to hire a qualified Pest Control Company for a chemical treatment or further estimation or inspection of the damages noted in the inspection.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. All costs associated with further inspection fees and or remediation should be considered before you purchase the property.

Inspected (ISP) = The inspector has inspected the accessible area in the building, otherwise any hindered areas or any obstructed area will be noted in NAO (Not accessible or Obstructed).

Not accessible or Obstructed (NAO) = The area to be inspected was hindered or obstructed at the time of inspection, and further inspection should be carried out once the access is available.

No Visible Evidence (NVE) = The inspector did not visually see on the area any Pest activity or fungi decay and the area was visually acceptable and appeared normal.

Visible Evidence Present (VEP) = There was a sign or damage seen on the object that would suggest the presence of pest activity, fungi or microbial activity (past or present). The building owner or prospective buyer should consider further inspection or consultation by a qualified remediation contractor or a qualified pest control company.

Sample Collected for Laboratory Test (SAM) = Upon the discovery and indication of "Visible Evidence Present" a surface test sample is collected automatically by the inspector but is held (for up to 48 hours) until authorization is given to the inspector (along with payment for lab fees) by the customer, building owner or prospective buyer. The surface test sample is collected automatically to save the customer cost in a second trip charge to collect samples should the customer want them.

Moisture Evidence Present (MEP) = This means that moisture signs are present. Moisture causes Pest activity or appear. Moisture can exist without pest or fungi and if no visible pest activity or damage are present, then the issue is to find the source of the moisture and stop it. Pest or fungi can become active after the inspection on items that were recently wet but not active or exist at time of inspection. Any comments in this report regarding moisture should be referred to a moisture intrusion specialist or qualified person. Moisture left uncorrected can create pest activity or wood rot.

Chemical Treatment (ChT) = This comment is used to describe a Chemical Treatment should be done to the building to control the pest activity based on the current moisture condition and/or another timber decay noted in the inspection. A qualified Chemical Control Company should be hired to conduct the treatment.

[Please read this report combined with Building Inspection Report.](#)

Conditions That Are Conducive To Timber Pest Infestation

Water leaks: Water leaks, especially within or into and under the subfloor or against the external walls, e.g. leaking taps, air conditioner condensation overflow pipes, hot water tanks pressure relief overflow pipes, water tanks, leaking roofs, splitting lead flashings, downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

Hot Water services and **Air Conditioning units** that do release water alongside or near external walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building as this is highly conducive to termites.

Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay. Where moisture is reported above, the finding was made using a "**TRAMEX**" encounter moisture meter. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. For correct site drainage assessment you can refer to Australian Standards AS 2870. Where drainage is considered inadequate a plumber & drainer, a licensed builder or other building expert must be consulted.

Ventilation: Ventilation in particular within the sub-floor area is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building however, the ventilation appears to be generally **INADEQUATE / ADEQUATE**. Where ventilation is considered inadequate a licensed builder or other similar expert should be consulted

Mould: Mould on walls and ceilings etc, indicates high moisture or very poor ventilation to the affected and stated areas. If reported on, YOU need to have the reason investigated by a licenced builder, Housesafe Accredited Mould Identifier or an Industry Hygienist or other accredited entity as to its presence. It may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting. **MOULD / was evident at the time of this inspection / was not found at the time of this inspection.**

Timbers Exposed To Weather and / or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, e.g. regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material. Grades of water resistant timber like H4 or similar can be used. The fitness for purpose of the visible structural timber exposed to the weather and / or water appears **INADEQUATE / ADEQUATE** for the situation they have been used in. It is strongly recommended that you consult a Licensed Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

Conditions Conducive To Undetected Termite Entry

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some residential and other buildings built from July in 1995, the edge of the slab forms part of the termite shield system or management method. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of possible or pending termite entry. The concrete edge should not be concealed by the placement of cement render, tiles, cladding, flashings, adjoining structures, any masonry paving, soil, sand, turf or landscaping materials etc. Where this is the

case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. A Licensed Builder may also be contacted for alternative solutions to this problem should it exist on this inspection property. The slab edge will not be evident to timber floor construction which in this case slab edge exposure will be Not Applicable

NOTE: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab 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 3660.2. 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 in accordance with AS 3660.2.

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

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

Termite Shields (Ant Caps): Ant caps should be in good order and condition so termite workings are exposed and visible. This helps to prevent termites gaining undetected entry. Joins in the shielding should have been soldered or adequately sealed during their original 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 licensed builder to repair the ant cap shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a licensed builder or other similar building expert should be consulted. Ther physical shield systems are not visible to inspection and no comment is made on such systems.

Overall Assessment Of The Property

Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:

A suitable management program in accordance with Australian Standards, AS 3660-2000 to protect against subterranean termites is considered to be **ESSENTIAL / STRONGLY RECOMMENDED** and **A TERMITE MANAGEMENT CHEMICAL TREATMENT IS TO BE SOUGHT.**

FUTURE INSPECTIONS:

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than **ANNUALLY** and that, where timber pest "pressure" is greater, this interval should be shortened, E.G every three months until the termite issue is manageable. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

RISK: Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, it is essential that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every **ANNUALLY / 6 MONTHS / 3 MONTHS.**

A more Invasive Physical Inspection is available and is 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. A price is available on request.

GENERAL SITE NOTES & OTHER REQUIREMENTS TO APPLY

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

Concrete Paths & Driveways: Any concrete paths, concrete slabs or driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building’s interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over 900mm in width and be no more than 1.200mm centres.

Other Inspections, Certificates & Warranties or Reports Required

It is Essential that these Inspections and / or Reports be obtained prior to any decision to purchase so the purchaser can be well equipped to make an informed decision.

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| Swimming Pool Inspection and a Pool Fence Barrier Safety Inspection | Full Electrical, PC and Fittings Inspection (Certificates of Compliance) | Full Plumbing, Stormwater & Sewer Drainage Inspection (Certificates of Compliance) |
| Mould Identification Inspection | Hot Water unit/s Inspection | Air Conditioning unit/s Inspection |
| Termite Treatment Type, its area of application, its Warranty and certification | Council Approvals to be sought for the additions on this property | If Invasive Inspection is essential |

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| Full STRATA Inspection and Documentation Search | Engineers Inspection to be sought for the properties retaining walls | Asbestos Identification Inspection |
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Terms and Conditions

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-2010 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) 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/sizalation, 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. In the case of Strata type properties only the interior of the unit is inspected.

COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow 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. If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. HomeSafe have a team of mediators to assist all consumers and inspectors as and when required. The decision of the Mediator will be final and binding on both parties. Should the Mediator 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 eight (28) days of the order? Legal representation costs are borne equally by both parties should the need arise.

Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.

We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

In the case of **Strata** or **Company Title** properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

DISCLAIMER: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector. **DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

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 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 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 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 3660.2 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 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 fool-proof 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.

A. 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.

B. 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.

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.

SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and damp wood 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) and European House Borer (*Hyloterpes bujulus Linnaeus*) 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. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

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.

DETERMINING EXTENT OF DAMAGE: The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. 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 may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and YOU should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we and or the individual conducting the Inspection are responsible or liable for the repair of any damage whether disclosed by the report or not.

MOULD: Mildew and non-wood decay fungi are commonly known as Mould and 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 their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. IF MOULD IS FOUND THEN IT MAY BE PRUDENT OF THE PEST INSPECTOR TO REQUEST ACKNOWLEDGMENT FROM THE CLIENT THAT THE PROPERTY HAS MOULD!

REFERENCE TO "CONTACTING THE INSPECTOR"

Should you have any difficulty in understanding anything contained within this pest report then you should immediately contact the Pest Inspector below who carried out this inspection and have the matter explained to you prior to acting on this report. At times it is difficult to explain situations and access difficulties to what is and isn't inspected. Any pest matters of importance that need a further understanding by the client you should contact the Inspector and have any misunderstood or other matters explained to you. For a complete clarification then contact the Pest Inspector prior to purchase of this property. Additional fees will apply if required to provide further written information from the inspector. The Pest Inspector will only answer questions relating to this inspected property.

Inspector John Ge homesafe property Inspections 04 1122 9539

General Summary



HomeSafe Property Inspections

3/197-199 Woodville Road
Merrylands NSW 2160
Mobile: 04 1122 9539 Fax: 9637 5527

Customer

Ms. Ally (Yanxia) Zhou

Address

9 Tango Close
Jordan Springs NSW 2747

IMPORTANT DISCLAIMER

1. **This Summary is supplied to allow a quick and superficial overview of the inspection results.**
2. **This Summary is NOT the Report and cannot be relied upon on its own.**
3. **This Summary must be read in conjunction with the full report and not in isolation from the report.**
4. **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.**

In general the house has no evidence of termites, borers of seasoned timber and fungi decay, Building is well protected in terms of termites infestation, because the structural timber (including wall frame and roof trusses) have been termites treated T2, though due to the nature of the concrete flooring (in touch with the ground), the the risk of termites infestation is medium. I strongly recommend termites chemical barrier or termite bait system installed in the future.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

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 the Summary, the information in the report shall override that in the Summary. I have summarised the findings in each section of the report, while I have also mentioned some Item(s) that I am satisfied with during the inspection in the summary:

I. Subterranean Termites

1.0 Active termites (live insects)

No Visible Evidence, read report in its entirety.

No active evidence of termites has been found at the time of inspection. Read the report in its entirety.

I. Subterranean Termites

1.3 Termites treatment

Visible Evidence Present

1. Roof and wall frame have been treated to protect termites
2. Termites physical barrier have been done before the house is built

1.4 Durable notice (Termites management notice)

Visible Evidence Present

see sec 1.3

II. Borers Of Seasoned Timber

2.0 Borers Of Seasoned Timber

No Visible Evidence, read report in its entirety.

No Visible evidence of Borers of Seasoned Timber has been found, read the report in its entirety.

III. Fungal Decay Caused By Wood Decay Fungi

3.0 Wood decay fungi (wood rot)

No Visible Evidence, read report in its entirety.

No Fungi decay found in the building.

Further Inspection is essential prior to making your decision to Purchase at an additional cost if required. If...

(NOTE: It is recommended that an additional manhole must be put into place to gain access into the areas beyond the hindering valley series timber trusses as valley series trusses are NOT crawled through at a visual pre purchase inspection)

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

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and / or Damage exists.

FURNISHED PROPERTIES: If this property was furnished at the time of the inspection 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.

For complete and accurate information YOU must refer to the following Complete Visual Timber Pest Report in every part: [DO NOT SKIM OVER THIS REPORT.](#)

IMPORTANT ADVICE: We strongly recommend that the Purchaser make further inquiries from the vendor (property owner) about if any Timber Pests and in particular Termites were ever live and or treated for this property and including but not limited to any trees to this property. Also a termites barrier treatment needed for the building. **Because the moisture in garage area were very high. Plus the vegetation at front and back of building gives termites(potential) enough food source to be active any time. No termite or pest treatment notice were found in the power box .**

[End of Summary](#)

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I. Subterranean Termites

Subterranean Termites(White ants)

Termites species Being Coptoermes Schedorhinotermes, Heterotermes and Nasutitermes are active within the region and /or area housing the subject property and maybe present within the property and structure subject to my inspection, yet concealed and undetectable. Capable of revealing themselves at any period. The species noted will damage timber in service. The Coptotermes species has the capacity to access and infest a structure within hours from outside causing damage within days. Here pending extent and intensity of the infestation.

Typical activity Termites will come and go from workings at any period for any reason, yet particularly if disturbed. Their presence may not be detected at all, regardless as to the extent of time they have been present causing damage. That's not to say an inspection and testes of this kind should not be attempted. It does however show the success rate in locating activity, workings and damage is minimal and in fact unlikely via non intrusive means. Activity and damage is normally found when concealing materials are removed via intrusive means. It is estimated 80% of properties within main land Australia have been visited by Termites. Properties most recently constructed if void of protective barriers are no exception to this. Clearly adequate pest preventative barriers are most important and should be put into place if not present and then maintained.

Termite Colonies are normally located within Trees, yet Bivouacs may exist within structures. Locating of such including any activity and/or damage via non intrusive inspection is normally impossible unless signs of such have become obvious for visual identification. Intense or congested activity within concealed areas may show high moisture readings and may be detected by some of the equipment (such as Infrared Imaging Camera, moisture meter and other instruments), yet activity to a lesser degree will not and abandoned working damage to any degree would be undetectable unless failure is evident. I would recommend Trees housed to property to drill tested as a part of a pest management programme.

ISP NVE VEP MEP FIR SAM ChT

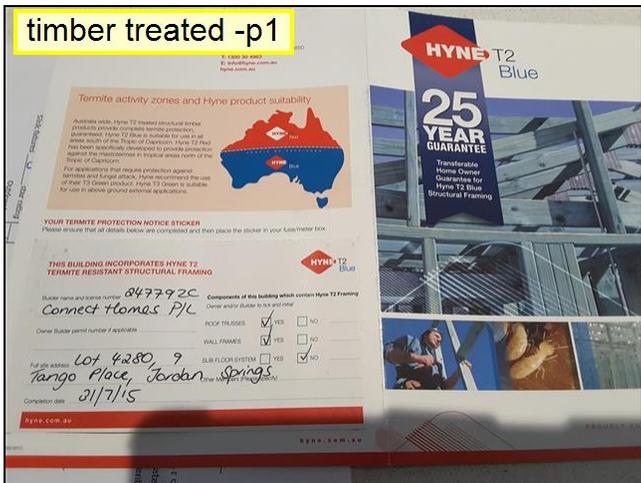
| 1.0 | Active termites (live insects) | | • | | | | |
|-----|---|--|---|---|--|--|--|
| 1.1 | Termites nest | | • | | | | |
| 1.2 | Subterranean termites working or damage | | • | | | | |
| 1.3 | Termites treatment | | | • | | | |
| 1.4 | Durable notice (Termites management notice) | | | • | | | |

ISP= Inspected, NVE= No Visible Evidence, read report in its entirety., VEP= Visible Evidence Present, MEP= Moisture Evidence Present, FIR= Further inspection recommended, SAM= Sample collected, ChT= Chemical Treatment

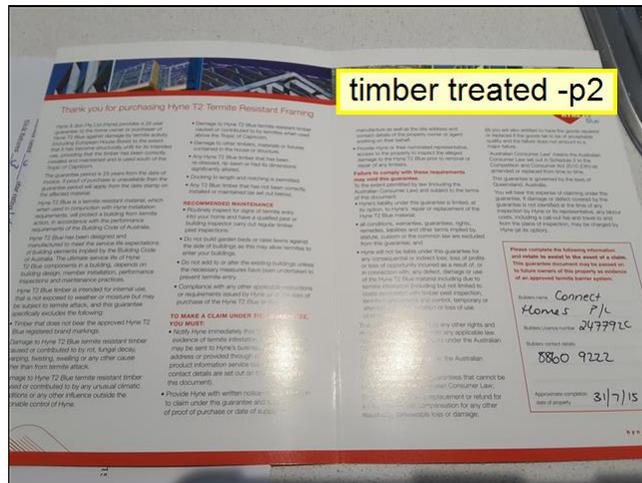
ISP NVE VEP MEP FIR SAM ChT

Comments:

- 1.0 No active evidence of termites has been found at the time of inspection. Read the report in its entirety.
- 1.3
 1. Roof and wall frame have been treated to protect termites
 2. Termites physical barrier have been done before the house is built



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 see sec 1.3

II. Borers Of Seasoned Timber

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

| | | ISP | NVE | VEP | MEP | FIR | SAM | ChT |
|-----|---------------------------|-----|-----|-----|-----|-----|-----|-----|
| 2.0 | Borers Of Seasoned Timber | | • | | | | | |

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ISP NVE VEP MEP FIR SAM ChT

Comments:

2.0 No Visible evidence of Borers of Seasoned Timber has been found, read the report in its entirety.

III. Fungal Decay Caused By Wood Decay Fungi

Timber in service showing moisture content great than 18% is decay susceptible. Such areas are likely to house or have housed pest infestation. Proving the presence and extent of wood decay, rot and fungi damage is not possible without intrusive inspection. Probing and testing subjects is intrusive. Often areas subject to deterioration have been either patched, painted over and/or covered concealing presence. Rot can disguise damage caused by timber pests and should be considered as exhibiting pest activity. Concerns or matters related to moisture and damp are variable.

| | | ISP | NVE | VEP | MEP | FIR | SAM | ChT |
|-----|-----------------------------|-----|-----|-----|-----|-----|-----|-----|
| 3.0 | Wood decay fungi (wood rot) | | • | | | | | |
| 3.1 | Delignification damage | | • | | | | | |

ISP= Inspected, NVE= No Visible Evidence, read report in its entirety., VEP= Visible Evidence Present, MEP= Moisture Evidence Present, FIR= Further inspection recommended, SAM= Sample collected, ChT= Chemical Treatment

ISP NVE VEP MEP FIR SAM ChT

Comments:

3.0 No Fungi decay found in the building.



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