

Visual Termite Inspection & Report in Accordance with AS 3660.2-2000



Client	Murrumba Park
Address	info@bcsystems.com.au
Structure Address	Unit 41/113 Castle Hill Dr Murrumba Downs 4503
Phone/Email Manager	murrumbapark@outlook.com Ayu Katie Mao
Date of Inspection	24/03/2025

PURPOSE OF INSPECTION

The purpose of the inspection is to give advice about the condition of the property regarding timber pests. Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information contained in this report define the Scope and Limitations of the inspection and form an integral part of the report.

1. THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite Management Part 2: In and around existing buildings and structures - Guidelines AS 3660.2-2000. Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition 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, moldings, roof insulation or 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.

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 damp wood termites (white ants), (hereinafter referred to as "termites"), 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), borers of seasoned timber and wood decay fungi 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 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.

4. DETERMINING 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.

5. 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.

6. 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.

BRIEF DESCRIPTION OF THE BUILDING AND OTHER STRUCTURES ON THE PROPERTY:

X Relevant fields

Type of Building		Height	
Free standing house	<input type="checkbox"/>	Single storey	<input type="checkbox"/>
Free standing villa	<input type="checkbox"/>	Two storey	<input checked="" type="checkbox"/>
Attached Town house unit	<input checked="" type="checkbox"/>	Split level	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Multistorey	<input type="checkbox"/>
		Other:	<input type="checkbox"/>
Building		Piers	
Brick Veneer	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Rendered brick veneer	<input type="checkbox"/>	Concrete	<input type="checkbox"/>
Double brick	<input type="checkbox"/>	Brick	<input type="checkbox"/>
Weather board	<input type="checkbox"/>	Timber in stirrups with sufficient clearance	<input type="checkbox"/>
Stucco	<input type="checkbox"/>	Steel	<input checked="" type="checkbox"/>
Linear board cladding	<input checked="" type="checkbox"/>	Rendered Brick	<input type="checkbox"/>
		Other:	<input type="checkbox"/>
Floor		Roof	
Concrete slab with floor coverings	<input checked="" type="checkbox"/>	Tile	<input checked="" type="checkbox"/>
Timber	<input type="checkbox"/>	Brick	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Colourbond	<input type="checkbox"/>
		Other:	<input type="checkbox"/>
Fences			
Timber	<input checked="" type="checkbox"/>		
Brick	<input type="checkbox"/>		
Colourbond	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

BRIEF DESCRIPTION OF AREAS INSPECTED: Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

Areas Inspected			
Interior	<input checked="" type="checkbox"/>	Trees	<input checked="" type="checkbox"/>
Wall exterior	<input checked="" type="checkbox"/>	Shrubs	<input checked="" type="checkbox"/>
Garage	<input checked="" type="checkbox"/>	Stumps	<input checked="" type="checkbox"/>
Carport	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Office	<input type="checkbox"/>		<input type="checkbox"/>
Roof Void	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Sub floor	<input type="checkbox"/>		<input type="checkbox"/>
Out buildings	<input type="checkbox"/>		<input type="checkbox"/>
Pergola	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Pool house	<input type="checkbox"/>		<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Posts	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Timber retainer walls	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Landscape timbers	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Timber decking	<input type="checkbox"/>		<input type="checkbox"/>
Gardens	<input checked="" type="checkbox"/>		<input type="checkbox"/>

Area/s NOT inspected and/or area/s to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the reason/s why. These include area/s in which visual inspection was obstructed or restricted. Since a complete inspection of the listed areas was not possible, termite activity and/or damage may exist in these areas. 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. Furnishings, furniture, and stored items were not inspected.

AREAS NOT INSPECTED AND REASONS WHY:

Interior		Roof Void	
Due to:		Due to:	
Furniture	<input checked="" type="checkbox"/>	Thermal insulation	<input checked="" type="checkbox"/>
Fixtures	<input checked="" type="checkbox"/>	Ducting	<input type="checkbox"/>
Floor coverings	<input checked="" type="checkbox"/>	Sarking	<input type="checkbox"/>
Stored articles	<input checked="" type="checkbox"/>	Stored articles	<input type="checkbox"/>
Clothing	<input checked="" type="checkbox"/>	Low clearance	<input type="checkbox"/>
Wall linings	<input checked="" type="checkbox"/>	No access to manhole	<input type="checkbox"/>
Locked door	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Sub Floor		Wall Exterior	
Due to:		Due to:	
Not applicable due to slab type construction	<input checked="" type="checkbox"/>	Stored articles	<input type="checkbox"/>
No access	<input type="checkbox"/>	Ground levels	<input type="checkbox"/>
Low Clearance	<input type="checkbox"/>	Foliage	<input type="checkbox"/>
Stored articles	<input type="checkbox"/>	Water tank	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Shed	<input type="checkbox"/>
		Other:	<input type="checkbox"/>

Garage		Carport	
Due to:		Due to:	
No access	<input type="checkbox"/>	No access	<input type="checkbox"/>
Stored articles	<input checked="" type="checkbox"/>	Vehicles	<input type="checkbox"/>
Shelving / benches	<input type="checkbox"/>	Stored articles	<input type="checkbox"/>
Vehicles	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>		

Area Under the Stairs		Slab Edge	
Due to:		Due to:	
No access	<input type="checkbox"/>	Infill slab	<input type="checkbox"/>
Stored articles	<input checked="" type="checkbox"/>	Mulch/ soil/ gardens	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Rendered exterior	<input type="checkbox"/>
		Concrete pathways/slabs/driveway	<input checked="" type="checkbox"/>
		Decking	<input type="checkbox"/>
		Garden shed	<input type="checkbox"/>
		Other:	<input type="checkbox"/>

OBSTRUCTION PHOTOS



HIGH RISK AREAS:

- Any area, where there is no access to inspect a wall/skirting board/window frame/area under the stairs, due to furniture/stored goods, is high risk.
- It is possible for termites to gain undetected entry into the dwelling via cracks and/or construction joins in the slab and/or unprotected plumbing penetrations through the slab.
- Where one or more units within a block of attached units is not inspected, it is not considered to be a full inspection of the building. It is possible that termites have gained access to the building through uninspected attached units.

Was insulation present in roof void?		Was the property furnished at time of inspection?	
Yes	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>	No	<input type="checkbox"/>
No access	<input type="checkbox"/>		
Flat roof	<input type="checkbox"/>		

COMMENTS ON PROPERTY FURNISHING:

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SUBTERRANEAN TERMITES:

At the time of inspection were active termites (live insects) found?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
At the time of inspection visible evidence of subterranean termite workings located?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Was a termite nest found?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Was termite damage found?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

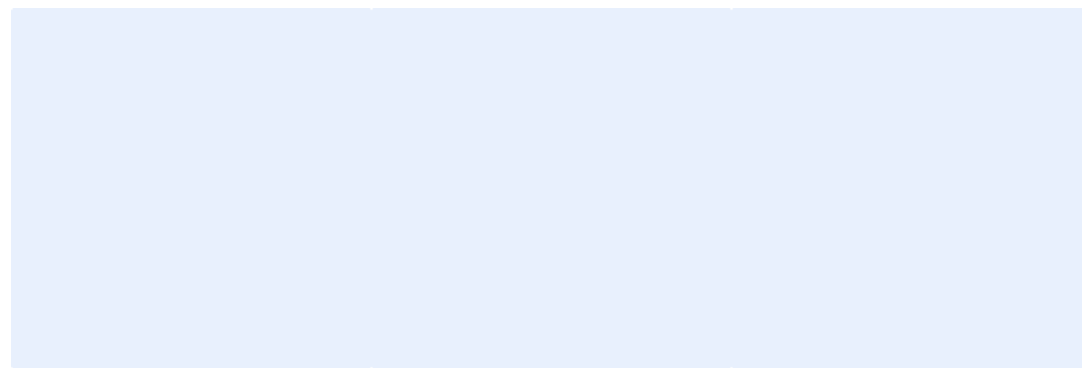
- If yes – Active termites were located in, but not necessarily limited to the following areas:
- If yes - Termite damage and or workings were found mainly in but not necessarily limited to the following areas:

Termites have the potential to cause damage to structural and decorative timbers.

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

The termites are believed to be:		What type of damage including structural damage does this species have the potential to cause?	
Copoterms spp	<input type="checkbox"/>	Moderate to extensive	<input type="checkbox"/>
Schedorhinoterms spp	<input type="checkbox"/>	Extensive to severe	<input type="checkbox"/>
Mastotemes spp	<input type="checkbox"/>		
Nasutiterms spp	<input type="checkbox"/>		
Microceroterms spp	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		
Were other species found at the time of inspection?		In cases of visible evidence of damage – the damage appears to be:	
Yes	<input type="checkbox"/>	Moderate	<input type="checkbox"/>
No	<input type="checkbox"/>	Moderate to extensive	<input type="checkbox"/>
Details:		Extensive	<input type="checkbox"/>

LIVE TERMITE/DAMAGE PHOTOS:



If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our company immediately.

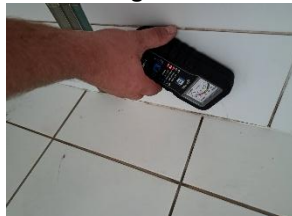
VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. If a treatment proposal is attached, then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

IMPORTANT: If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an 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 an appropriate termite management program that accords with "AS 3660 Termite Management" is provided, a treatment must always be considered to reduce the risk of further attack.

HIGH MOISTURE READING:

AT THE TIME OF INSPECTION MOISTURE READINGS WERE HIGH IN THE FOLLOWING AREAS: NIL

- There are high moisture readings in the shower recess tile wall ensuite bathroom, lower level of tiles.



Was previous water/ moisture damage found?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Details:	

MOISTURE WAS TESTED USING A TRAMEX ENCOUNTER PLUS 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.

EVIDENCE OF PREVIOUS TERMITE TREATMENT

Was evidence of a possible previous treatment found?	Was a durable sign located?
Yes <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>
Details:	Details: installation 12/05/2007 Thewhiteantco Banora Point

This firm can give no assurances with regard to work that may have been previously performed by other firms.

DURABLE SIGN PHOTO:



SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:

A suitable management program that accords with AS 3660 against subterranean termites is considered to be:	
Essential	<input type="checkbox"/>
Strongly Recommended	<input type="checkbox"/>
Not essential but 6-12 monthly inspections are strongly recommended	<input checked="" type="checkbox"/>
Not essential but 12 monthly inspections are essential	<input type="checkbox"/>

TERMITE SHIELDS

TERMITE SHIELDS (Ant Capping) form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to replace the use of the shielding. Missing, damaged or poor shields increase the risk of infestation.

Whilst not a builder it appears that the termite shields are:	
Adequate	<input type="checkbox"/>
Inadequate	<input type="checkbox"/>
Not applicable	<input checked="" type="checkbox"/>
Unable to access	<input type="checkbox"/>

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

WOOD ROT

At the time of the inspection was visible evidence of wood decay fungi (rot) or mould found?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Details:	

OTHER AREAS CONDUCIVE TO SUBTERRANEAN TERMITE INFESTATION:

Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:	
Timber/timber scraps in subfloor area (remove)	<input type="checkbox"/>
Timber stored against the building (remove)	<input type="checkbox"/>
Timber debris externally (remove)	<input type="checkbox"/>
Formwork left in place (remove)	<input type="checkbox"/>
Heavy foliage against the building (remove)	<input type="checkbox"/>
Timber fence/gate posts bolted to the building and in contact with soil/slab edge should be given sufficient clearance at the base.	<input type="checkbox"/>
Timber fences as they age are leeching the chemical treatment from them and will become an attractive food source for termites. Any wood to soil contact should be eliminated, exposing the bottom of fence palings will extend the life of fences.	<input checked="" type="checkbox"/>
Some weep holes are obstructed/partially obstructed by garden/soil/mulch and need to be fully exposed so as not to provide a concealed entry point for termites.	<input type="checkbox"/>
Some weep holes are obstructed/partially obstructed by concrete paths/slabs.	<input type="checkbox"/>
Some weep holes are obstructed/partially obstructed by stored goods (need to be fully exposed).	<input type="checkbox"/>
Leaking/overflow from hot water system/air conditioners need to be run to a drain.	<input type="checkbox"/>
Leaking taps/ damaged gutters/downpipes need to be fixed.	<input type="checkbox"/>
Overflow from downpipes need to be run to a drain.	<input type="checkbox"/>
Some slab edge is obstructed/partially obstructed by garden/soil/mulch/gravel/foilage (should be cleared back and fully exposed).	<input type="checkbox"/>
The slab edge is obstructed by the slabs/pathways/driveway.	<input checked="" type="checkbox"/>
Timber posts/piers are in stirrups but have insufficient clearance.	<input type="checkbox"/>
The timber trim on the sides of the roller door go down to concrete join and provide concealed entry for termites.	<input checked="" type="checkbox"/>

At the time of inspection, the degree of risk of subterranean infestation to the overall property was considered:	
Moderate	<input type="checkbox"/>
Moderate to high	<input checked="" type="checkbox"/>
High	<input type="checkbox"/>
Extremely high	<input type="checkbox"/>

CONDUCTIVE CONDITION PHOTOS and COMMENTS:



- Where external concrete slab edges are not exposed there is a high risk of concealed termite entry.

ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TERMITES

DRAINAGE: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack.

Whilst not a plumber – It appears that the drainage is:	
ADEQUATE	<input checked="" type="checkbox"/>
INADEQUATE	<input type="checkbox"/>
DETAILS:	

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 the water leaks are:		Are there any air conditioner units, hot water systems or leaking taps releasing water into the subfloor or against the building?	
Present	<input type="checkbox"/>	Yes	<input type="checkbox"/>
Not present	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details:	<input type="checkbox"/>	Details:	<input type="checkbox"/>

Where water is released alongside or near to building walls, it needs to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters or as far away as possible from the building as the resulting wet area is highly conducive to termites.

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

Whilst not a builder the ventilation appears to be:		Does the slab edge inspection zone fully comply?	
Adequate	<input checked="" type="checkbox"/>	No- arrange for slab edge to be exposed	<input type="checkbox"/>
Inadequate	<input type="checkbox"/>	No- it is an infill slab	<input type="checkbox"/>
Details:		No slab edge is visible for inspection.	<input checked="" type="checkbox"/>
		Yes	<input type="checkbox"/>
		Not applicable	<input type="checkbox"/>
		Details: Obstructed by surrounding concrete paths/driveways/soil.	
Were the weepholes clear allowing free flow of air?		It is strongly recommended that a full inspection and report be carried out every:	
No- arrange for weepholes to be exposed	<input type="checkbox"/>	3 months	<input type="checkbox"/>
No	<input type="checkbox"/>	6 months	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	6-12 months	<input checked="" type="checkbox"/>
Not applicable	<input type="checkbox"/>	12 months	<input type="checkbox"/>
Details:		Details:	

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of this inspection. This may have resulted in concealed timber damage.

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab 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 the assessment of the construction plans by a qualified person e.g., Builder or Architect. Construction plans may be obtainable from your local Council or Builder. Termite activity or damage may be present in concealed timbers of the building. We strongly recommend frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3-2010. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3-2010.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870-2011 and/or AS 3660.1-2000 and for more information you should ask a builder.

Weep holes in external walls: It is very important that soil, lawn, concrete paths, or pavers do not cover the weepholes. 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.

ADDITIONAL INFORMATION You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report, then please ask the Inspector to explain.

IMPORTANT This report is provided solely for the benefit of the person/s named in this report or their client. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report. Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timber, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area. This is an inspection only. No treatment or replenishment of any existing termite management system has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemicals treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected, AS 3660.2-2000 refers to AS 4349.3-2010 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 or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl; ROOF EXTERIOR - must be accessible by a 3.6M ladder placed on the ground; SUBFLOOR - Industry accepted dimensions are that 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. 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.

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 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 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 is available on request.

CONCRETE SLAB HOMES

Homes 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 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. You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report, then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites 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 may 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 management systems 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 Management Systems installed to AS3660-2000 help 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. A clear view of walls and piers and easy access to the sub-floor means that detection of termites 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. Damage and termite workings that have 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 termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

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 resides 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. 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

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. General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are mainly 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 termites. Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites 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.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. Note: Termites often build nests behind timber retaining walls.
- Gardens, pathways, or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage 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 accordance 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 preconstruction 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 label 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.

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:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are:

1. A Homeowner's Guide to Detection and Control of Termites and Borers
2. 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. Ask your inspector for details and prices. It is strongly recommended that a full Inspection and Report be carried out every 6-12 months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early. AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Important: "If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in any way but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place."

ADDITIONAL INFORMATION AND/OR MUD MAP –

The Inspection and Report was carried out by: Russell Reid State Licence No: PCO-011049

Insurance Accreditation Number: 83MIS1596319

Dated this: 26/03/2025



Russell Reid

SIGNED FOR AND ON BEHALF OF: Achieve Total Pest Control.