

MERIDIAN PEST MANAGEMENT PTY LTD

ABN: 44 113 662 392

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PRE - PURCHASE VISUAL PEST INSPECTION REPORT



Accreditation Licence Number:
L100307

PROPERTY ADDRESS:
14 George Mobbs Drive, SAMPLE

CLIENTS NAME:
SAMPLE REPORTS

PRE-ENGAGEMENT AGREEMENT NUMBER:
45408

DATE OF INSPECTION:
30th Day of August 2016

Wednesday, 31 August 2016

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SPECIAL GENERAL SPRAY PRIOR TO MOVING IN TO YOUR NEW HOME

Meridian Pest Management would like to offer our services to carry out a general spray prior to you moving in to your new premises. We are committed to providing you with the highest level of customer satisfaction. A general pest treatment is mostly standard treatment that is used by our company when clients move into a new house. The general spray consists of dusting the roof void, cracks and crevices in the kitchen and bathroom. A Spray is applied to the skirting boards, subfloor, fences, eaves, garage and outbuildings. Meridian Pest Management is one of Sydney's leading pest control companies which prides itself on using safe products when carrying out a pest control treatment.

A General pest control service manages cockroaches, case moth, silverfish, webbing spiders and black ant treatment

1. Only the best and safest pest control products are used
2. All Staff are certified technicians with years of experience and expertise
3. Competitive pricing, streets ahead of many pest control companies
4. Our dedicated staff and technicians will provide your company with any assistance that you may need

If for any reason you have any questions please do not hesitate to contact our office were you will be assured of our full attention.

MERIDIAN VENTILATION



MISSION STATEMENT

Our mission is to exceed clients expectations by providing the highest quality of pest management services. We will strive to implement and sustain long-term partnerships with our clients, based on our dedication to customer satisfaction in all areas including timeliness, attention to detail and service-minded attitudes. We are committed to this mission and conduct our responsibilities towards a goal of excellence and with dedication to improving our level of workmanship.

VALUES

The underlying values that direct our business decisions today and in the planning for our future are:

- Integrity
- Honesty
- Customer Orientation
- Accuracy
- Commitment
- Enthusiasm
- Responsiveness
- Quality Workmanship
- Reliability

OUR HISTORY

After many years in the Pest Industry, observing the overall poor service and general under commitment, Michelle Jordan took it upon herself to uplift the standards and revolutionise the way pest controllers met customer expectations. In 2005, Michelle Jordan and Kevin Smith established Meridian Pest Management and provided clients with that extra impression towards customer satisfaction, professionalism, performance and quality.

By offering our commitment to providing professional services to our clients, encouraging innovative thinking in the workplace and an overall dedication to raising the bar every time, Meridian Pest Management has grown to be a recognised player in our industry.

Our success is not only due to our high standards of customer service, procedures and innovative processes, but due to the incredible commitment, hard work and ongoing motivation of our people. Our growth and development in our short history only shows that.

OUR SERVICES

We provide service solutions that go beyond levels being achieved in our industry. Our dedication has placed us in a very competitive position with the ability to offer complete pest management and inspection services at a reasonable price.

SUBTERRANEAN TERMITES

Did you know that recent research from Archicentre shows 1 in every 3 homes are attacked by termites at some stage in its life? If your home is built on a concrete slab that figure would rise to 1 in 2. The intensity of termite attacks on Australian homes is estimated to cost home owners \$970 million annually. Due to the extent of the termite problem and the difficulty of protecting against attack, home insurance policies exclude termite damage.

The most important threat is from subterranean termites, and Australia's subterranean termite species are the most destructive timber pests in the world. As the name suggests, they will quickly attack from tunnels in the soil. Often their nest may be 50 meters (150 feet) away. These termites look for food using comfortable paths which usually means they keep out of the light and look for damp soil or timber.

These termites live in colonies ranging from around a hundred thousand to more than a million. Work in a cooperative, coordinated manner, they will quickly ramp up the attack on a new food source, and it isn't until something collapses or they venture out that a homeowner is likely to bump into them. In fact, it can only take as little as 3 months for a termite colony to severely damage almost all of the timber in a home!

What is termite management?

Termite management involves reducing the chances that major damage is caused to your house by termite infestations. Termites cause more damage to Australian houses than fire, floods and storms combined - damage that is not covered by household insurance.

Who declares an area termite infested?

Councils may declare areas within their municipality that are likely to be subject to infestation by termites. Buildings, including alterations and extensions, constructed in a declared area must have some form of pre-construction termite management.

What to termites do?

When forming a new colony, termite alates (the sexually reproductive stage of the termite lifecycle) are known to fly around in great numbers, particularly in the changing warmer months. This occurs annually. Once favorable conditions are found to begin a new colony their wings drop off and they mate, rarely coming out the open. At this next stage of their lifecycle body colour becomes paler and there is a need to avoid light and maintain an optimum temperature and humidity for working and living. They sometimes also conceal themselves within mud like tubes or galleries.

Long-term protection

Protection in the long-term can be gained by the application of chemical or physical barriers (or both) to prevent termites from penetrating the structure. An Australian Standard (AS3660.1) has been written on the subject. The aim is to keep any cellulose material, especially timber away from the soil contact and encourage termite to build a mud tube out in the open where it can be seen during a regular, careful inspection. Termite barriers are designed to stop concealed access and force termites into the open where their mud tunnels can be more easily detected. You must be proactive in your decision-making process. And most importantly, you must arrange for appropriately qualified operators to carry out regular inspections. You should also be fully informed about ongoing maintenance requirements and the pre or post construction options.

Tips avoiding damage by termites or entering your property.

1. Choose a termite management system to suit your preferences and the needs for the type of protection
2. Investigate the total cost of the termite management system over the lifetime of your home
3. Understand the system of the termite management and maintenance requirements for your home
4. Have a pest controller inspect the home every 12 months or a high area 6 months.
5. Plumbing leaks, drainage problems and roof leaks should be addressed promptly, as termites are attracted to damp conditions.
6. Garden beds and mulching should not be built up against walls, as this allows termites an undetectable entry point to the building
7. Do not block or cover sub-floor ventilation with garden beds, mulching or paving.
8. Do not stack materials against wall, as this can allow termite to enter without early detection.
9. Sub-floor areas should be well ventilated. ensure vents are not obstructed.
10. Storage of cellulose products in the sub-floor space should be avoided.
11. Use termite resistant timber or works around the property, including retaining walls.

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

Termites infestations can occur very quickly and not be detected at the time of the inspection due to no access (please read the report). Termites can cause considerable damage in a matter of days and it is important a termite barrier should be installed for the protection of termites. It is impossible to give a time frame of how long it has taken termites to enter the property and or cause damage based on observations of termite workings or damage, many will make unqualified assumptions that is not based on facts or real evidence. Unfortunately misleading persons into a desired or popular belief that is based on assumption and not fact.

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Meridian Pest Management Pty Ltd

Po Box 5989
Minto BC NSW 2565
ABN: 44 113 662 392

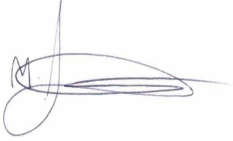
Meridian Termite Management Pty Ltd Ltd

Po Box 10006
Frankston North VIC 3200
ABN: 24 136 981 489

Dated this:

30th Day of August 2016

SIGNED FOR AND ON BEHALF OF:

A handwritten signature in blue ink, appearing to be a stylized 'J' or similar character, written over a horizontal line.

Meridian Pest Management Pty Ltd

ABN: 44 113 662 392

VISUAL TIMBER PEST INSPECTION REPORT

CLIENT & SITE INFORMATION:

COMMISSIONED BY:

SAMPLE REPORT.

YOUR CONTACT:

SAMPLE REPORT.

YOUR REF/FILE NUMBER:

16/0299.

WEATHER CONDITIONS:

Cloudy.

TEMPERATURE ON THE DAY:

10 - 20 Degrees.

DATE OF INSPECTION:

30th Day of August 2016.

PRE-ENGAGEMENT INSPECTION AGREEMENT NUMBER:

45408.

TIME OF INSPECTION:

100PM.

PERSON PRESENT AT TIME OF INSPECTION:

Agent, Vendor.

PURCHASER:

SAMPLE REPORTS.

VENDOR:

SAMPLE REPORTS.

PROPERTY ADDRESS:

14 George Mobbs Drive, SAMPLE.

INSPECTED BY:

Kevin Smith

Licence Number: L100307

Accreditation Number: 7784

Contact Number: 0419 191 340.

TERMS AND CONDITIONS

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.

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 - Inspection of buildings Part 3: Timber Pest Inspections. Buy reading this report with your conveyancer or solicitor you agree and confirm to the Pre Engagement Agreement for the Building and or Timber Pest Inspection as required by A.S. 4349.1-2007. To view the Pre Engagement Agreement please visit our website www.meridianpest.com.au or call our office and we will send through a copy.

This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and at the time of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that

furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the interior of the subject dwelling is inspected.

IMPORTANT NOTICE: This is only a visual inspection a more thorough inspection should be carried out by way of access to all areas including internal and external and also included thermal inspection to be carried out.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) 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 area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for Termite Management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended and may be recommended in this report.

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. 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 (*Hylotrupes 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 *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the 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 arising for losses payable in contract or tort sustained by the Client named in this report either under the heading Report Commissioned By or the heading Purchaser.

This Report CANNOT be on sold by the Client or any other party other than the Report Author to any other party.

COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. the cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. the Arbitrator will also determine what costs each of the parties are to pay.

DETERMINING EXTENT OF DAMAGE

This Report is NOT a structural damage report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'minor', 'moderate', or 'severe'. This information is not the opinion of an expert. 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 are 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 nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

INACCESSIBLE AREA:

Inaccessible areas include but may not be limited to concealed frame timbers or any areas concealed by wall linings/sidings, floor coverings, furniture, pictures, alliances, stored items, insulation, ducting, sarking, low or small entries, or any other obstructions to visual inspection.

BRIEF SUMMARY

IMPORTANT DISCLAIMER

This Brief 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**.

Where recommendations are made for further access to be gained, or further inspections to be carried out, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained, or any further inspection recommendations, must be carried out prior to committing to the property in question.

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 Summary and anything in the Report then the information in the Report shall override that of this Summary.

For complete and accurate information, please refer to the following report.

ACCESS

Any area(s) to which access should be gained?

Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the entire report. See details under heading - Lower Roof Void, Slab Edge. Roof Cavity: Subfloor: External Areas:

TIMBER PEST ACTIVITY OR DAMAGE

Active termites found?

At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the entire report.

Visible evidence of subterranean termite workings or damage found?

Visible evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the entire report.

Evidence of a termite management program was found. Please read the entire report.

Termite Barrier

We have determined that a termite treatment has been carried to the property. This however, does not negate the need for a treatment and such a treatment could still be considered necessary for warranty purposes. We strongly recommend any prospective purchaser attempt to verify this information and obtain copies of all relevant documentation.. It is strongly recommend a termite management be installed for the protection of termites

At the time of the inspection no active termites were located this does not mean termites will enter the property at a later stage

Termites infestations can occur very quickly and not be detected at the time of the inspection due to no access (please read the report). Termites can cause considerable damage in a matter of days and it is important a termite barrier should be installed for the protection of termites. Warranty may not be in place due to annual inspections or a re-treatment to the property

Visible evidence of borers of seasoned timbers found?

At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the entire report.

Evidence of damage caused by wood decay (rot) fungi found?

Evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the entire report.

Important: We strongly recommend the purchaser make their own inquiries from the vendor about any history regarding Timber Pests and in particular Termites for this property.

DESCRIPTION OF STRUCTURE(S) INSPECTED

The property inspected is a

Two storey free standing dwelling.

DESCRIPTION OF BUILDING

The building inspected was

Brick Veneer.

DESCRIPTION OF THE ROOF:

The roof inspected was
Tile.

FURNISHED PROPERTIES

Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) 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.

DEGREE OF RISK

The Overall degree of risk to Timber Pest Infestation:

The overall degree of risk of Timber Pest Infestation to this property appears to be **Moderate to High** - See notes below.

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

FREQUENCY OF FUTURE INSPECTIONS

Future Inspection Frequency:

It is recommended that the subject property be fully inspected for timber pest activity and a written report be prepared in accord with AS 4349.3 or AS 3660.2-2000 at a frequency not greater than every 6-12 Months.

Australian Standards 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".

ROOF

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

Restrictions to Access

Cavity present/not accessible

Lower Roof Void is present but not accessible.

Restrictions to Inspection

Inspection Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out.

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report however, this would be necessary for a more complete report to be submitted.



Above the following location or area

The entire roof void: Various areas of the roof void:

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

New Timbers

New or repaired timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected roof timbers

Collar ties.

Above the following location or area

Left hand side: Right hand side:



INTERIOR

Restrictions

Inspection Restrictions

Both floorcoverings and furnishings were present and restricted inspection within this area. Timber Panels, Full inspection was limited by the present of wall linings, floor coverings and or furniture to the skirting. We were unable to detect and comment on wood rot, Borer, termite activity or termite damage. For a further investigation all coverings and furniture should be lifted or moved for a more thorough inspection.

Access Restrictions

Inspection within various cupboards was restricted by stored items.

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

SUBFLOOR

Restrictions

Restrictions/description

Stored goods are present in this area and restricted inspection. See Section 2.0 - Reasonable Access.



Below the following location or area
Various areas of the subfloor:

Slab areas

Slab areas

Some sections of the property are constructed on a concrete slab below which there is no subfloor for inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab).

Inspection of the concrete floor slab edge was restricted. In our experience, termites most commonly enter over the slab edge and therefore we recommend modifications be made to expose the slab edge, see Section 4.0 - Concrete Slab Homes (part or full). A very high proportion of termite entry occurs over the slab edge. Covering the slab edge makes concealed entry for termites very easy and nearly impossible to visually detect. The following items restricted access to the edge of the slab: **Paths: Gardens:**

Evidence of active timber pests

Details

We found evidence of termite attack or termite damage or a termite treatment to timbers or areas in other sections of this building. It should be noted that where evidence of termite attack, termite damage or a termite treatment is present anywhere in the structure, it is possible that concealed termite damage may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

Inactive Termite Evidence

Evidence of termite attack found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected subfloor timbers

Bottom wall plate/s:



Below the following location or area

Front section of the structure:

Severity

Visible timber damage appears moderate however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Wood decay damage found

Description

Yes - Wood decay damage was noted to the following timbers/areas.

Affected subfloor timbers

Bearers:

Below the following location or area

Main bathroom:



Severity

Visible timber damage appears minor however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Conductive conditions

Description

Some underfloor timbers are very close to the soil. Timbers in close proximity to soil can allow concealed termite entry and this are should be monitored on a regular basis.

The underfloor soil appears damp. This should be monitored on a regular basis as moist soil conditions are highly conducive to timber pest attack. Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it may be that the drainage is inadequate and in need of improvement.

VENTILATION

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

Subfloor Ventilation

Description

Subfloor ventilation appears to be fair.

EXTERNAL

Restrictions

Description

All building materials should be removed to enable a more complete report to be submitted.



Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only. We found evidence of termite attack or termite damage or a termite treatment to timbers or areas in other sections of this building. It should be noted that where evidence of termite attack, termite damage or a termite treatment is present anywhere in the structure, it is possible that concealed termite damage may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

Inactive Termite Evidence

Evidence of termite attack found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected external timbers

Tree(s): Tree stump(s):



Location/area

Front section of the property:

Severity

Visible timber damage appears moderate however, we are not builders and this is not to be considered a builder's opinion. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Conductive Conditions

Description

Trees: All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately

The level of some external paths, paved areas or soil is either higher than, or at a similar level, as that of the internal floors. This situation could allow concealed termite entry. We strongly recommend the lowering of these to below the internal floor level to reduce the risk of concealed termite entry.

We strongly recommend the immediate removal of stored building materials adjacent to external walls of the building. Materials such as these can allow currently concealed termite entry to the building.

Garden beds have been built up against the external walls. These should be removed as they can allow concealed termite entry.

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

FENCES

Fences not inspected:

Details:

All the fences are of non timber construction.

Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

GARAGING

Description of garaging

Describe garaging

Two garages:

Restrictions

Description

Stored items restricted inspection to the interior of the garage.



Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

Conducive Conditions

Description

The level of some external paths, paved areas or soil is either higher than, or at a similar level, as that of the internal floors. This situation could allow concealed termite entry. We strongly recommend the lowering of these to below the internal floor level to reduce the risk of concealed termite entry.

OUTBUILDINGS

Description of Outbuildings

List of outbuildings

No outbuildings were present at the time of inspection:

EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

Evidence of termite treatment to the property and or bridging or breaching of termite management system and inspection zones

Description

We found evidence that a termite treatment may have been carried out to this property. Where any evidence of a termite treatment or termite management system was noted, we strongly recommend any prospective purchaser research the documentation available in relation to this property and seek further information from the vendor in relation to any previous termite attack. The following evidence was found during our inspection. Evidence of drill holes were noted to concrete areas. Drill holes are an indicator that the area or areas may have been treated by chemical injection in respect to termite control or protection. Timber pest damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage. We found evidence of a termite baiting system present at the property.



SUMMARY IN DETAIL

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS:

Further Access Required:

Access was not gained to some sections of the roof cavity as detailed in the report. Where any roof void is present but not accessible, suitable access should be made to enable a more complete report to be submitted. Access was not gained to the slab edge as detailed in the report. Where any slab edge is present but not accessible, suitable access should be made to enable a more complete report to be submitted. Access was not gained to some sections of the external walls as detailed in the report. Where any external walls are present but not accessible, suitable access should be made to enable a more report to be submitted. We were unable to gain access to some of the subfloor void area. It should be noted that the underfloor area is the prime area of timber pest attack. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate. The lifting of floorcoverings (if present) in an attempt to locate existing floor traps has not been carried out and is not within the scope of a standard visual inspection. Should the floor timbers be exposed and polished, a carpenter should be engaged to cut traps.

Evidence of Active Timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding that of the recommendation made in the brief summary at the front of this report.

It should be noted that due to the method of construction and/or conducive conditions noted, undetected concealed termite entry is possible to this structure that may only become apparent at some time in the future when further invasive inspections or modifications to the structure are made.

Evidence of Termite Damage or Treatment:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspection.

GENERAL SPRAY

GENERAL SPRAY

General Spray

Cockroaches, Ants, Spiders, Roof Void, Internal areas, External areas, Perimeter, Eaves, Gutters, Windows
\$255.00.

TREATMENT RECOMMENDATIONS

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

Chemical Treatment Recommendations

Treatment Required

We have determined that a termite treatment in accord with AS 3660 is necessary. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered necessary.

We have determined that a termite treatment in accord with AS 3660 is necessary. Appropriately qualified pest management firms should be contacted to give treatment options.

External work required

Test drilling of trees and tree stumps within a 50 metre radius of the main structure but within the boundary of the property and the destruction of any termite colonies that may be found within. Drilling of external concrete areas adjacent to the foundation walls and the injection of a chemical termite control agent. The application of a chemical soil barrier to the base of foundation walls.

Underfloor work required

The application of a chemical barrier to the underfloor soil area. The application of a chemical soil barrier to the base of foundation walls.

IMPORTANT INFORMATION

PLEASE NOTE:

The following information is very important and forms an integral part of this report. In the event of any litigation is brought as a result of the inspection and/or report, you indemnify us against the complaint and provide you with a written response within 28 days. IF A TREATMENT HAS NOT BEEN CARRIED OUT WITHIN THE THREE MONTHS, MERIDIAN PEST MANAGEMENT STRONGLY RECOMMENDS A TERMITE BARRIER TO BE INSTALLED AS WE CAN NOT GUARANTEE TERMITES WILL ENTER THE PROPERTY AFTER THE INSPECTION HAS BEEN CARRIED OUT.

Here are the invoice disclaimers.

INSPECTION AGREEMENT :By making a payment of this invoice and or reading this report you have acknowledge that you have read and agreed to the pre-engagement agreement, as set out.

PLEASE NOTE: The is authorised to use our report subject to settlement of this invoice. If the invoiced is not settled within trading terms then the authority to use our report is revoked. All references to our reports and/or certificates should be deleted or rendered inactive. Meridian Pest Management accepts no liability for information derived from any report and/or certificates if authority to use is revoked. **IMPORTANT NOTICE:** As this is only a visual inspection we recommend that your solicitor, conveyancer and/or purchaser ask the vendor for any information relating to any documents regarding termites, termite damage and/or repairs that may have been not accessible in this report. By

IMPORTANT NOTICE: Meridian Pest Management submitting this pest inspection, you have confirmed that you have **read and agree** to the contents of the **Pre Engagement Agreement**.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector 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 CAN NOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. The inspection shall comprise a visual assessment as outlined in AS4349.3-2010 for all structures within 30 metres of the building and within the site boundaries including fences.

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 a 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 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.*"

In relying upon this report 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 pest attack. This information forms an integral part of the report.

1.0 DEFINITIONS

For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, 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 the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

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

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

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

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

2.0 REASONABLE ACCESS

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

Only areas 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 below are available, or where these clearances are not available, areas within the inspector'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 it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior

Access hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor

Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior

Must be accessible from a 3.6m ladder.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where 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 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 and 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.

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack visible and accessible timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. **With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.**

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 slab edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc.

5.0 EVIDENCE OF TERMITE DAMAGE

Where visual evidence of termite workings and/or damage was noted in any structure or on the grounds of the property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. It is not possible, without benefit of further investigation and a number of 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.

As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is available and is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

6.0 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 4 homes are 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 hundred thousand 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 termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge. They even build mud tubes to gain access to above ground timbers. In rare cases termites can 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 can 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 can be costly to treat. Treatment costs vary and can range from 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.

7.0 BORERS OF DRY SEASONED TIMBERS

Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) that bore through the timber. 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 that 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 that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no access or restricted access underfloor 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 building.

Anobium punctatum 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 brunneus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required. 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.

8.0 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.

9.0 MOULD CLAUSE

Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems and 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 or absence 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 Health Department or a qualified expert such as an Industry Hygienist.

10.0 CONTACT THE INSPECTOR

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 clarification then contact the inspector prior to acting on this report.

----- End Of Report -----