



ANNUAL PEST MANAGEMENT

07 3893 1432 EST 1968 - FAMILY OWNED & OPERATED

Annual Pest Management
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Visual Termite Inspection Report in accordance with AS 3660.1/2/3-2000

Prepared For:	83 King Street Annerley QLD 4103
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Client Information	
Client Name:	
Client Address:	83 King Street Annerley QLD 4103
Client Email	
Date of Inspection:	22/1/2024
Any active Termites found:	No, live activity was not found

General Summary (Please read details further down as well as photo attachments in the report to understand the full scope)	
Termite Activity & Damage:	No
Noteworthy comments:	General recommendations are made throughout the report to help with termite prevention

1. Brief description of the building and other structures on the property:

Type:	Unit complex
Height:	2 storey
Building:	Brick
Were there any piers? If 'yes', they were made of:	Yes, Concrete
Were there fences?	Timber
Brief description of areas inspected:	Interior, exterior, gardens, ground's trees, stumps, posts, landscaping timbers, retaining walls



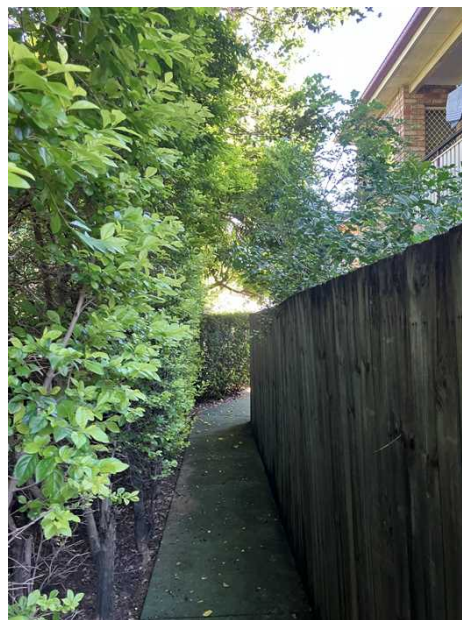
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Other areas inspected, if any, were:	<p>Only structures, fences and trees within 50 metres of the building but within the boundary of the property were inspected</p> <p>When a building or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry</p>
Roof:	Tile



Front of property



Back of property

2. *Area/s not inspected and/or area/s to which reasonable access for inspection was not available and the reasons why. These include area/s in which visual inspection was obstructed or restricted:*

Area Not Inspected	Internal wall
Area Not Inspected	Roof Void



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Tapping tool and moisture meter used

Internal walls

Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, and no report is submitted for 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. Furnishing, furniture and stored items were not inspected.

3. High risk areas

High risk area/s to which access should be gained, or fully gained, since they may show evidence of termite or damage	N/A
Was insulation present in the roof void?	N/A

Where insulation is present in the roof void, is it recommended to be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. The invasive inspection will not be performed unless a separate contract is entered into

Was the property furnished at the time of the inspection?	Yes
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Garden bed and heavy foliage against building



Foliage against building

Where a property is furnished at the time of the inspection, you must understand that the furnishings and stored goods may be concealing evidence of termite activity and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended

4. *Subterranean termites:*

At the time of the inspection, were active termites (live insects) found?	No
Active termites were located in, but not necessarily limited to, the following areas:	At time of inspection no termites found

This type of termite has 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.



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At the time of the inspection, was visible evidence of subterranean termite workings and/or damage located?	No
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If no evidence of termites was found at this inspection **be aware** that in 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.

Termite damage and/or workings were found mainly in, but not limited to:	No
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Very Important: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5. Whilst we are not builders, the termite damage appears to be: See Clause 4. If a treatment proposal is attached, then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

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.

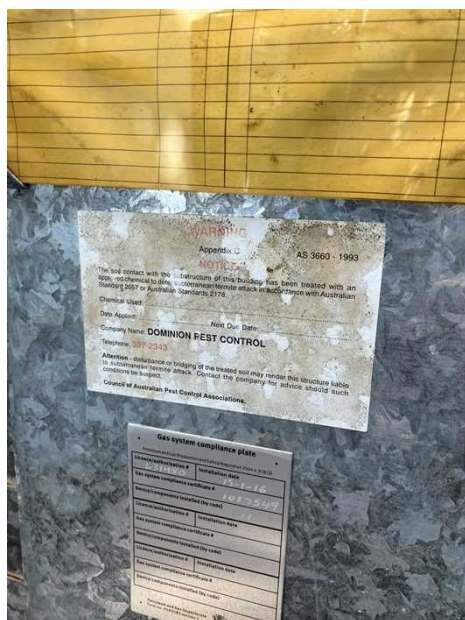
Evidence of a possible previous treatment was found:	Possible. Sticker in meter box is unrecognisable
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A durable sign located:	Yes
If located, the sign was found in:	Meter box



Durable Sign

This indicates that none has been installed. This firm can give no assurances regarding work that may have been previously performed by other firms.

5. Treatment recommendation:

Subterranean termite treatment recommendation:	<p>A suitable management program that accords with AS 3660 against subterranean termites is strongly recommended.</p> <p>A Chemical Perimeter barrier is highly recommended. A proposal will be supplied</p>
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	upon request.
Treatment comments (if required):	

No termites found

No termites found

6. *Termite shields (ant caps):*

Termite shields (ant caps) should be in good order and condition so termite workings are exposed and visible. This helps to stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered, then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. 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 termite shields are:	No termite shields found
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No termite shields found

No termite shields found

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.

7. *Wood rot:*

At the time of the inspection, was there visible evidence of wood decay fungi / rot	Yes
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found?	
Evidence was located in:	Timber fences and landscaping timbers



Wood rot in timber fence



Fungal decay in timber fences

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

8. *Borers Present:*

Were Borers present?	No
Comments (if required)	No borers found



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BORERS OF SEASONED TIMBER

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

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

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at time of inspection.

Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option, you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment, a further inspection is essential in twelve months' time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

9. Other areas and/or situations that can be conducive to (may attract) subterranean termite infestation:

Area 1	Timber debris
Area 2	Landscaping timbers and/or timber retaining walls present
Area 3	Heavy foliage against the building
Area 4	Timber structures in ground contact Any Timber retaining walls should be replaced with non-susceptible material. You should consult a builder prior to removing/replacing



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	retaining walls
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At the time of the inspection, the degree of risk to subterranean termite infestation to the overall property was:	High
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10. Environmental conditions that are conducive 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 drainage generally should be attended to by a plumber or other expert. Specific areas:	No
Water leaks	Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack
Whilst not a plumber, it appears that water leaks are:	No leaks found
Areas where leaks should be attended to by a plumber or other expert and why:	No leaks found



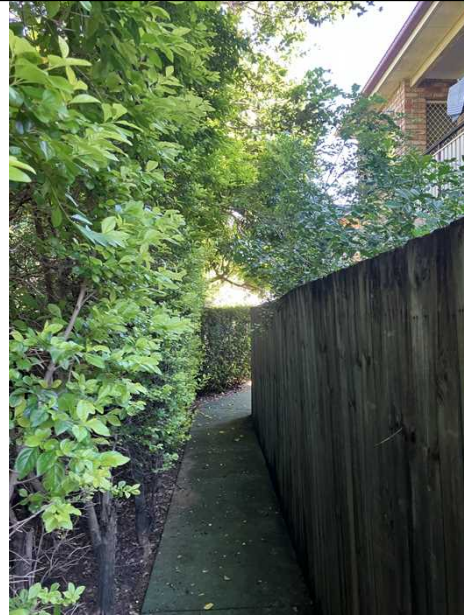
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Garden beds against building walls



Heavy foliage against building

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

Hot water services and air conditioning units which:	Release water alongside or near to building walls need 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 away from the building as the resulting wet area is highly conducive to termites.
Is there a need for this work to be carried out?	N/A



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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 generally: Not Applicable. Where ventilation needs to be improved consult a builder or other expert.
Ventilation proposal	We have not attached a proposal to carry out ventilation improved work
Slab edge exposure	<p>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.</p> <p>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.</p>
Does the slab edge inspection zone fully comply?	N/A
Limitations	Yes
Details of Limitations	Yes

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



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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 4349.3-1998. 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- 1998.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870-1996 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 weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.
Were the weep holes clear, allowing the free flow of air?	Yes

11. Other conditions:

Weather	Hot
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12. Reasonable access:

Only areas to which reasonable access is available were inspected and AS 3660 refers to AS 4349.3-1998 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof void	The dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.
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Subfloor	The dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.
Roof exterior	Must be accessible by a 3.6M ladder

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.

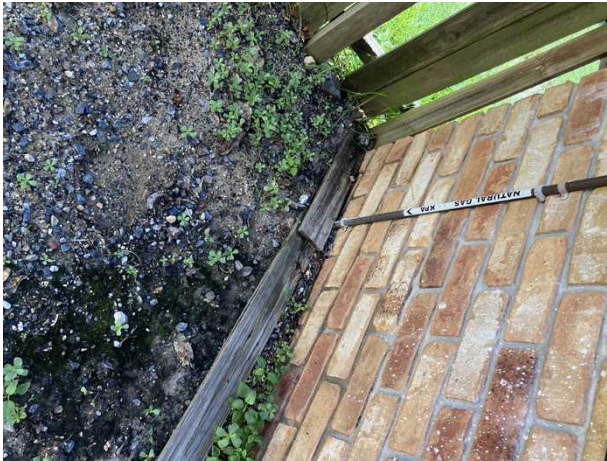


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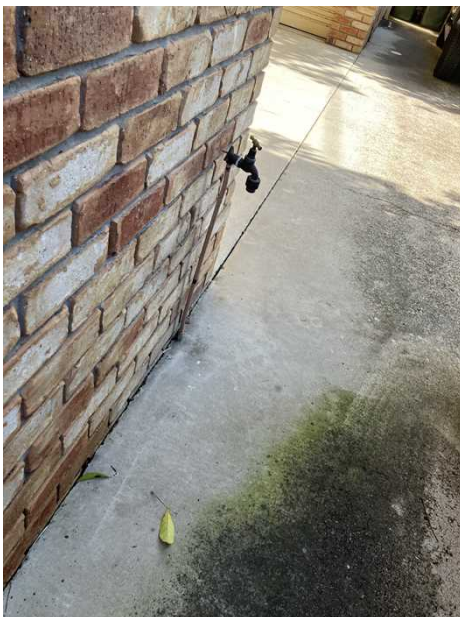
13. Photographs and/or mud maps



Stored timber against building walls



Foliage against building





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Tap draining directly onto ground and building walls	Garden bed and foliage against building walls
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14. Other information:

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 400mm 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 chemical treated zones is limited. It is important that the property is inspected at least annually.

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 an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.



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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 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.

15. Important 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.

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.

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".



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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.



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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 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.

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.



ANNUAL PEST MANAGEMENT

07 3893 1432 EST 1968 - FAMILY OWNED & OPERATED

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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 nest 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 accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre- construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the 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



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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.

It is strongly recommended that a full Inspection and Report be carried out Annually. 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.

The inspection and report was carried out by:	
Company name:	Annual Pest Management
Name of termite manager:	Ben McGrath
Pest control licence number:	PMT2006367617
QBCC licence number:	15098187

Signed by Managing Director – Annual Pest Management