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VISUAL TERMITE INSPECTION TO AS 3660

Account and property details:

Client:
Mobile:
Date of the Inspection: 14 Nov 07.
Structure Address: Hurlstone Park NSW 2193.
Type of Structure: Domestic.
Inspector: Scott Hills.
Insurance Timber Pest Accreditation No: 01461.

EXECUTIVE SUMMARY

SUMMARY ONLY. THE REPORT MUST BE READ IN FULL

SUMMARY - IMPORTANT DISCLAIMER This Summary is supplied to allow a quick and superficial overview of the inspection results.

It is NOT the Report and cannot be relied upon on its own.

This Summary must be read in conjunction with the Report and not in isolation.

If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

SUMMARY:

Access: Other than some areas such as eaves and other normally inaccessible areas normal access was gained. However you should read the report.

Termite Activity: At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. However, you may still need to consult a builder or other expert if damage has been reported. Read the report.

Termite Damage: Evidences of termite damage such as mud tubes or damaged timber was found. You may need to arrange for a treatment and may need to consult a builder or other expert. Read the report.

Conducive Conditions: There are areas where the conditions are conducive to timber pest attack. These should be attended to and may involve you contacting a builder or other expert. You should read the report for details.

TERMS & CONDITIONS

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Terms and Conditions:

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report.

VISUAL INSPECTION ONLY in accord with the requirements of AS 3660. Visual inspection was limited to those areas and sections of the property to which reasonable access (**See Definitions**) was both available and permitted on the date and at the time of the 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, floor coverings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards and in other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. **An invasive inspection will not be performed unless a separate contract is entered into.** In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed.

SCOPE OF THE REPORT. This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (**white ants**), (hereinafter referred to as "termites"), present on the date and time of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.

AREAS WHICH CAN NOT BE INSPECTED. No inspection was made, and no report is submitted, of inaccessible areas. These areas include but are not limited to areas such as concealed timbers, eaves, areas concealed by concrete, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks, hollow posts, etc. Furnishings, furniture and stored items were not inspected. We strongly recommend a further inspection when the property is empty of all such items.

LIMITATIONS. Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

DETERMINING EXTENT OF DAMAGE. This report does not and cannot state the extent of damage. It is **NOT** a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

POSSIBLE HIDDEN DAMAGE. If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when linings, cladding or insulation are removed to reveal previously concealed timbers.

CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this termite Inspection Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

IMPORTANT INFORMATION

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Very important information:

The following information forms an integral part of this report.

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 pests. This information forms an integral part of the report.

This report is provided solely for the benefit to the person/s named in this report. 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 timbers, 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.

This is an inspection only. No treatment or replenishment of any existing chemical termite barriers 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 termite chemical barriers are designed to degrade. This means the length of life of these barriers is limited. It is important that the property is inspected at least annually.

1.0 DEFINITIONS FROM AS 4349.3-1998

1.1 Active: The presence of live termites at the time of inspection.

NOTE: Where visual evidence of termite workings and/or damage is located but no live termites found, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

1.2 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 reported 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 an invasive inspection. This includes probing and the removal of lining materials. When this type of invasive inspection is carried out you may find that the extent and/or severity of timber damage is much greater than is indicated in this report. 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

Only areas to which reasonable access is available were inspected. AS 3660 refers to AS 4349.3 which 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 reasonable access include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof void: Access hole 450 x 400mm. Crawl space 600 x 600mm. Accessible from 2.1m step ladder or where possible a 3.6m ladder placed against a wall.

Subfloor: Access hole 500 x 400mm. Crawl space vertical clearance: **Timber floor;** 400mm to bearer, joist or other obstruction & **Concrete floor;** 500mm.

Roof Exterior: Accessible from 3.6m ladder against a wall or 2.1m stepladder.

3.0 A MORE INVASIVE AND 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 then 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 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 available on request.

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home (in part or full) 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 obstruction.**

PROPERTY DESCRIPTION

DESCRIPTION OF STRUCTURE(S) INSPECTED

Main structure :	The main building is single storey.
Main purpose :	Free standing dwelling.
Ground Construction:	Pier Construction: The piers are constructed from bricks.
Outer Wall Construction:	The outer walls are constructed from cavity brick.
Roofing:	The main building has a tile roof.
Flooring:	The flooring though covered seemed to be made from timber with some concrete areas. The flooring was uncovered and was made from timber.
Internal Walls:	The internal walls lining is a form of plaster or cement render.

DESCRIPTION OF THE GARAGE

Ground Construction:	The garage is built on a concrete slab. When a building, or part of a building is constructed on a concrete slab then the building is always more susceptible to concealed termite entry.
Outer Wall Construction:	the outer walls are constructed from a mixture of the following:- brick, hardiplank type sheeting.

Roofing: The main building has a corrugated iron or colourbond sheeting roof.

INTERIOR

Restrictions to inspection

Detail

Restrictions: Floorcoverings were present and only a limited inspection could be carried out to the following area(s):- The inspection of the interior was restricted by furnishings that were not moved in the following area(s):- The inspection was either not possible or very restricted due to a quantity of goods present. The stored items should be removed and a reinspection carried out in the following area(s) as the goods may be concealing evidence of timber pest activity and/or damage:-

Location various internal areas.

Evidence of timber pests activity

Details No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

ROOF VOID

Access to normal roof cavity areas (roof voids) are limited by such things as the method of construction, the pitch, insulation, sarking and inaccessible areas such as the eaves. In some cases stored household goods can restrict access or make inspection impossible.

Access

Access

Restrictions A section of the roof is of skillion style construction and in this section there is no accessible cavity present for inspection.

Location:- Southern side of the roof void.

Termite Damage

Damage caused by termites

Timber damage caused by termites and/or termite workings was found. Where damage or workings are found but no live termites were present at the time of the inspection then you must realise that **it may be possible that termites are active in the immediate vicinity and that the termites may return and cause further damage to the property. It is not possible, without the benefit of further investigation and a number of inspections over a period of months, to ascertain whether any infestation is active or not. The termites may simply not be present at the time of this inspection due to a disturbance, climatic conditions, or they may be utilising an alternative food source. Regular inspections are essential.** Unless written evidence of a termite protection program that fully meets the requirements of the Australian Standard "AS 3660" is provided, a treatment to this standard is strongly recommended. The termite damage was mainly but not limited to the areas listed below but there may well be concealed damage and you should consult a building expert.

Affected roof timbers:

rafters, top wall plate.

Location:-

Northern side of the roof void.

Severity

The visible damage to the timbers appears to be moderate. Further damage may exist in concealed areas. You should have a building expert report on the extent of the damage and the details of any repairs required. Please refer to the definitions section of this report - Section 1.2 - Timber Damage.

SUBFLOOR

Evidence of timber pests activity

Details

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

Restrictions

**Restrictions/
description**

No access is possible under the front patio due to slab on fill construction or under some areas of the rear of the house due to low construction .

Locations:-

Various timbers throughout.

Conducive conditions

Description

We note the general lack of ant capping or deficiencies in the fitment of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible.

VENTILATION SUBFLOOR

Subfloor Ventilation

Description

While we are not builders the subfloor ventilation appears to be adequate at the time of inspection.

GARAGING

Restrictions

Description

Stored items restricted inspection to the interior. You should arrange for a reinspection after the goods are removed.

Termite Damage

**Damage caused
by termites**

Timber damage caused by termites and/or termite workings was found. Where damage or workings are found but no live termites were present at the time of the inspection then you must realise that **it may be possible that termites are active in the immediate vicinity and that the termites may return and cause further damage to the property. It is not possible, without the benefit of further investigation and a number of inspections over a period of months, to ascertain whether any infestation is active or not. The termites may simply not be present at the time of this inspection due to a disturbance, climatic conditions, or they may be utilising an alternative food source. Regular inspections are essential.** Unless written evidence of a termite protection program that fully meets the requirements of the Australian Standard "AS 3660" is provided, a treatment to this standard is strongly recommended. The termite damage was mainly but not limited to the areas listed below but there may well be concealed damage and you should consult a building expert.

Affected timbers

bottom plate timbers.

Severity

The visible damage to the timbers appears to be moderate. Further damage may exist in concealed areas. You should have a building expert report on the extent of the damage and the details of any repairs required. Please refer to the definitions section of this report - Section 1.2 - Timber Damage.

EXTERNAL

Evidence of timber pests activity**Details**

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

Conditions Conducive to a Termite infestation**Description**

We recommend the test drilling of trees or tree stumps on the property as they may be concealing termite colonies.

FENCES

Comments:**The Fences were not Inspected**

because they were not built from timber.

EVIDENCE OF TREATMENT & RECOMMENDATIONS

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 enquires should be made and any documentation obtained to verify work carried out. In cases where no evidence of visible treatment was noted, it would be prudent for purchasers to make their own enquires in relation to any treatment or previous termite protection carried out.

Evidence of termite treatment to the property**Description**

There was no visible evidence of previous termite treatment.

Treatment Recommendations**Details**

We recommend that a termite treatment be carried out in compliance with AS3660.2-2000 to increase the level of protection against subterranean termite attack.

ENVIRONMENTAL CONDITIONS

Environmental conditions can make a property more or less prone to timber pest attack.

DRAINAGE

Good drainage is especially important particularly in the subfloor and along sides of the outside walls of the building(s). Poor drainage increases the likelihood of timber pest attack. Whilst not a plumber it appears that at the time of the inspection, drainage seems generally adequate.

RISK ASSESSMENT

The Australian Standard AS 4349.3-1998 requires the inspector give some indication as to the risk of termite attack on the inspected property. The overall risk of termites was considered to be high. A termite barrier or monitoring system is required to be installed in accordance with AS 3660.2-2000 followed by at least yearly inspections. Failure to follow our recommendation may well result in the property undergoing very large amounts of damage caused by undiscovered termites.

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

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Termites

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

It is strongly recommended that as a minimum a full Inspection and Report be carried out every six months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that *"the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."*

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

The Inspection and Report was carried out by: _____

(Name of Inspector)

Insurance Termite Accreditation No: _____ State Licence No: _____

Dated this _____ day of _____ 200

SIGNED FOR AND ON BEHALF OF: _____
(Name of Company)

Signature: _____

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

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 shows that up 3 in every 4 homes will be attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to six thousand dollars (or more) to treat.

Subterranean Termite Ecology These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence

of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of Seasoned Timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powderpost beetle) These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powderpost beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.