



Timber Pest Inspection Report

This Timber Pest Inspection Report is a non-invasive, visual inspection for the activity of timber pests of the reasonably accessible areas of the property at the time of the inspection, including the subject residence and associated areas where the property is a flat or apartment.



Inspection Details

CLIENT DETAILS

Name	Fred Sample	Booking No	2373
Telephone No	1234 456 678	Mobile No	1234 456 678

INSPECTION DETAILS

Address of Property	7 Sample Street				
Suburb	Sampletown	State	VIC	Postcode	3000
Date of Inspection	28 April		Time of Inspection	11am	
Existing use of Building	Residence				
Weather conditions	Fine				
Verbal summary to	Given in person		Date	28 April	

INSPECTOR DETAILS

Name	Mel Sample	Licence No	Sample 5
Phone	(03) Sample	Address	11 Brisbane Road, Sampletown VIC
Email	mel@samplepest.sample		

The Scope of Inspection

This Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – in accordance with Australian Standard AS 4349.3 – 2010 Inspection of buildings, Part 3: Timber pest inspections and any other Australian Standards and definitions cited in the Terms and Conditions. The Report is subject to the scope, limitations, exclusions, definitions and terms and conditions as indicated and defined within this Report.

You should carefully read and make sure you understand all information in this document, including the Terms and Conditions and referenced Technical Information Sheets, which you can download from the link found in the body of your Report and in the Report cover letter. It will help you understand 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 completely free of timber pests. It also details important information about what you can do to help protect your property from timber pests.

This Report is based on a visual inspection of the condition of the reasonably accessible parts of the property and on the basis of the prevailing structural, soil and weather conditions at the time of the inspection. Prolonged periods of exposure to conditions conducive to pest attack or infestation will increase the risk of such an attack and the damage which may eventuate.

Where the property is a flat or apartment, associated areas may include common areas pertinent and immediately adjacent to the subject residence. The Report will only identify environmental conditions conducive to timber pest attack in associated areas.

What is included in this Report

Unless otherwise specified this inspection is a visual assessment of evidence indicating activity, damage and/or workings of the following timber destroying organisms:

1. Subterranean Termites

That group of wood destroying insects of the Order Isoptera which are commonly described as 'Subterranean'. Please refer to the accompanying Archicentre Technical information sheet.

2. Dampwood Termites

That group of wood destroying insects of the Order Isoptera which are commonly described as 'Dampwood'. Please refer to the accompanying Archicentre Technical information sheet.

3. Wood Decay Fungi

Fungal organisms that commonly cause the deterioration or decay of timber in service. Please refer to the accompanying Archicentre Technical information sheet.

4. Beetles that attack timber in service (Borers)

That group of wood destroying insects of the Order Coleoptera that are known to cause timber damage. Please refer to the Technical information sheet.

What is not recorded in this Report

- Detection or non-detection of timber pests or household pests other than subterranean and dampwood termites, wood decay fungus and borer beetles that attack timber in service.
- Detection or non-detection of timber pest attack or activity in inaccessible areas, including but not exclusively, within wall and structural cavities and underground, within building plant and equipment and storage vessels, where it is not reasonably visible, where it may be apparent in other weather conditions or where it has not yet arisen, or to furniture, furnishings, stored items, or concealed timbers.
- Detection or non-detection of Drywood termites. Drywood Termites are extremely difficult to detect visually and rarely found in Australia and no warranty of their absence is given, however any visual evidence located during this inspection will be reported.
- Environmental or biological risk assessment not associated with timber pests, or with occupational health or safety issues.
- Pest preventative or treatment measures, or costs for control, rectification or prevention of attack by noted timber pests.
- Structural assessment of damage to timber members or other structure members.
- Identification or assessment of building or property defects.
- Inspection, identification or assessment of conditions outside the subject property.
- Enquiries of councils or other authorities, consultants or sub-contractors.

General Advice

Any report finding no visual evidence of timber pests or pest activity is not an indication of future risk and does not protect the building from future attack by timber destroying agents. The status and condition of a building may change at any time due to the habits of termites and other timber pests.

For Strata, Stratum and Company Title Properties

The Inspection is limited to the nominated individual property including associated private open space. It is not the scope of this inspection to include all common or other adjacent property. Legal advice should be obtained as to the liability to contribute to the cost of repairs in respect of any common property.

Definitions

No Visible Evidence

There was no visible indication of the presence or activity of timber pests at the time of the inspection.

Visible Evidence

Timber pest damage or signs of timber pest activity was detected.

Visible Active Evidence

Active timber pests were identified at the time of inspection.

Visible Moderate Damage Present

Moderate physical damage due to the action of timber pests was identified at the time of inspection.

Visible Extensive Damage Present

It appears that extensive timber damage and/ or possibly serious structural damage may be present requiring repair or replacement as a matter of urgency. Where any damage is present it is strongly recommended that you have it fully assessed by a qualified structural engineer.

Moderate Risk

In any area where timber pest activity has been detected, environmentally conducive conditions or access limitations identified, there is an ongoing risk of infestation or damage unless an integrated pest management program has been implemented.

High Risk

Local environmental, building structure or site conditions indicate that there is a high probability of infestation or destructive timber pest activity.

Extreme Risk

Conditions provide an ideal environment for heavy infestation and serious structural damage as a result of timber pest activity.

Inspection Access

Only accessible areas will be inspected. The Australian Standard AS 4349.3-2010 defines an accessible area as "area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection". Where safe, unobstructed access is provided and the minimum clearances specified (in AS 4349.3 Table 3.1) are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length, will be inspected.

Reasonably and Safely Accessible areas are those areas which can be accessed by a 3.6 metre ladder or those which have an access hole at least 400mm x 500mm and at least 600mm safe and unimpeded vertical and horizontal crawl space clearance. Reasonable access does not include cutting or making access traps, removing screws and bolts or any other fastenings, removal of sealants to access covers. Reasonable access does not include the use of destructive or intrusive inspection methods. Nor does reasonable access include, moving heavy furniture or stored goods, or the removal of cladding or lining materials, plants or soil.

Archicentre Australia accredited inspectors are unable to inspect areas higher than 3 metres above ground level unless secure ladder access is available and fall prevention devices or barriers are present. Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

The inspector will determine the extent of accessible areas at the time of the inspection.

The inspector can only inspect the reasonably accessible parts of the property. It is your responsibility to ensure that the inaccessible parts of the property that can be made reasonably accessible for an inspection are made so, prior to the inspection. If parts of the property have been noted as being inaccessible during the inspection, it is important that you contact the inspector and arrange for a second inspection when access to restricted areas has been made available.

Where access is significantly restricted or existing environmental conditions are noted as being of high or extreme risk of timber pest infestation, the inspector may recommend an intrusive timber pest inspection. An intrusive inspection may involve the removal or lifting of furniture, furnishings, linings, claddings, stored goods etc, and/ or the cutting of access holes or traps. As physical disruption or damage may occur, it is your responsibility to provide the property owner's written permission confirming that Archicentre Australia will not be held liable for any damage caused to the property during the intrusive inspection, or the rectification of such damage, prior to the booking of the intrusive inspection service. A price for an intrusive inspection is available on request.

Inspection Summary

This Timber Pest Inspection Summary provides you with a brief overview of the items and conditions the inspector considers of greatest significance for you when considering this property. Please note that this Summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

PROPERTY SUMMARY - Primary construction materials and site conditions			
Sub-Structure	Concrete Stumps	Floors	Timber
Roof	Corrugated Iron	Walls	Weatherboard
Windows	Aluminium	No of Storeys	1
Site Grade	Gentle slope	Furnished	Yes
Extension / Renovations	Yes - extended	Tree Coverage	Dense
Estimated Age / Period	1950's		

TREATMENT & CONDUCTIVE CONDITIONS SUMMARY – refer body of Report for full details			
Evidence of previous Pest Treatment	None apparent	Type	---
Risk posed by environmental conditions conducive to timber pest attack			Substantial risk
Is an intrusive inspection of inaccessible areas recommended			Yes

Sighted Activity:

Has Timber Pest activity been sighted?	Visible Evidence
Timber Pest	Where Sighted
Subterranean Termites	In rear yard - Sample
Dampwood Termites	None
Timber Decay(rot)	Sample - Timber contacting ground - steps, deck
Borer Anobiid	None
Borer Lyctus	None

Access Restrictions:

Access is critical because we can only report on what the inspector can see.

Are there Significant Access Restrictions?			Yes
Location	Yes / No	Risk Factor	Nature of Restriction
Site & Garden	Yes	High	Sample
Exterior of Building	Yes	High	Sample
Interior of Building	Yes	Moderate	Sample
Roof Void	Yes	Moderate	Sample
Sub-Floor Void	Yes	High	Sample



Restrictions to access - tanks, plants

Important Notes:

This Summary section is not the complete Report. The complete Archicentre Australia Timber Pest Inspection Report also includes information contained in the Technical information sheets.

Restrictions to access may reduce the effectiveness of the inspection and mean that pest activity and damage is not visually detectable.

Archicentre Australia recommends an ongoing pest management plan to protect your property, including annual inspections.

In cases where historic damage from subterranean termites is found it is possible that termites are still active in the locality and may return to the property. This may lead to significant further damage, and is impossible to predict. An integrated pest management program, including regular inspections is highly recommended. Subterranean termite attack can occur within 24 hours of an inspection.

Where visible damage from Wood Decay Fungi is detected a brief description of observable damage and general location has been provided. It should be noted

that an amount of damage may be present but cannot be seen without intrusive inspection techniques.

This is not a structural report. In the event that damage is detected we recommend a detailed intrusive inspection by a structural engineer.

The property may be within an area designated by the relevant Council or Shire as likely to be subject to termite infestation. It is your responsibility to make such enquiries of your local Council or Shire.

Refer to the Technical information sheets on Termites and Borers, Property Maintenance and Health and Safety for detailed information on how to reduce favourable environmental conditions for timber pest activity.

For more detailed information on termites refer to the Archicentre Technical information sheets that form an integral part of this Report.

Timber Pest Inspection Notes

Site and Garden

Access Limitation:		Access Notes:	
Partially Accessible - Obstructed		Sample	
Access Limitation Risk Factor		High	
Visible evidence of subterranean termites found:			Visible Evidence
Location & Extent:	Sample		
Damage appears to be:	No Visible Damage Present		
Nest/Sub Nest Located:	No	Location:	May be in adjoining neighbour's yard or adjacent to stump. Black ants and Jumpers are evident.
Visible evidence of dampwood or other termites found:			No Visible Activity
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of wood decay fungus found:			Visible Evidence
Location & Extent:	Sample		
Damage appears to be:	Visible Moderate Damage Present		
Visible evidence of Borer beetle found:	No Visible Activity	Type:	Anobiid Borer
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:	No Visible Activity	Type:	Lyctus Borer
Location & Extent:			
Damage appears to be:			

Environmental conditions conducive to timber pest attack:	
Excessive dampness?	Yes
Location & Extent:	Sample
Recommended action:	Sample
Timber in contact with ground?	Yes
Location & Extent:	Sample
Recommended action:	Sample
Close proximity of potential nesting sites?	Yes
Location & Extent:	Sample
Recommended action:	Sample



Sample

Exterior of Buildings

Access Limitation:		Access Notes:	
Partially Accessible - Obstructed		Sample	
Access Limitation Risk Factor		High	
Visible evidence of subterranean termites found:			Visible Evidence
Location & Extent:		Sample	
Damage appears to be:		Visible Moderate Damage Present	
Nest/Sub Nest Located:		No	Location:
Visible evidence of dampwood or other termites found:			No Visible Activity
Location & Extent:			
Damage appears to be:		No Visible Damage Present	
Nest/Sub Nest Located:			Location:
Visible evidence of wood decay fungus found:			
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:			Type:
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:			Type:
Location & Extent:			
Damage appears to be:			

Environmental conditions conducive to timber pest attack:	
Excessive dampness?	
Location & Extent:	
Recommended action:	
Timber in contact with ground?	
Location & Extent:	
Recommended action:	
Unexposed slab edge?	
Location & Extent:	
Recommended action:	
Blocked sub-floor vents?	
Location & Extent:	
Recommended action:	
Blocked weepholes?	
Location & Extent:	
Recommended action:	
High garden beds/paving/ground level?	
Location & Extent:	
Recommended action:	
Close proximity of potential nesting sites?	
Location & Extent:	
Recommended action:	
Poor location of overflow HWS, Water tank, A/C?	

Location & Extent:	
Recommended action:	
Water leaks (eg gutter)?	
Location & Extent:	
Recommended action:	

SAMPLE

Interior of Building

Access Limitation:		Access Notes:	
Partially Accessible - Obstructed		Sample	
Access Limitation Risk Factor		Moderate	
Visible evidence of subterranean termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of dampwood or other termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of wood decay fungus found:			
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			

Environmental conditions conducive to timber pest attack:	
Excessive dampness?	
Location & Extent:	
Recommended action:	
Visible water leaks?	
Location & Extent:	
Recommended action:	



Vermin may access around service pipes

Roof Space

Access Limitation:	Access Notes:		
Partially Accessible - Obstructed	Sample		
Access Limitation Risk Factor	Moderate		
Visible evidence of subterranean termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of dampwood or other termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of wood decay fungus found:			
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			

Environmental conditions conducive to timber pest attack:	
Excessive dampness?	
Location & Extent:	
Recommended action:	
Visible water leaks?	
Location & Extent:	
Recommended action:	



No access to underside of roofing

Sub-Floor Space

Access Limitation:		Access Notes:	
Partially Accessible - Obstructed		Sample	
Access Limitation Risk Factor		High	
Visible evidence of subterranean termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of dampwood or other termites found:			
Location & Extent:			
Damage appears to be:			
Nest/Sub Nest Located:		Location:	
Visible evidence of wood decay fungus found:			
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			
Visible evidence of Borer beetle found:		Type:	
Location & Extent:			
Damage appears to be:			

Environmental conditions conducive to timber pest attack:	
Excessive dampness?	
Location & Extent:	
Recommended action:	
Visible water leaks?	
Location & Extent:	
Recommended action:	
Timber in contact with ground?	
Location & Extent:	
Recommended action:	
Blocked sub-floor vents?	
Location & Extent:	
Recommended action:	

Previous Pest Treatment

Visible evidence of previous treatment or other termite management system installation	No
Please Note: Evidence of previous termite treatment or other termite management system does not guarantee its current effectiveness. Ground and or environmental conditions may have been disturbed during maintenance or in preparing the property for sale. Where a reticulated system has been installed, a pressure check and top-up may required. We recommend contacting the provider for advice or re-inspection. If no written evidence of a termite management system to AS 3600-2000 is provided, a treatment should always be considered to prevent attack.	

Recommendations

Overall risk	
Based on the evidence of this inspection, the overall risk of infestation by timber pest is:	High
Future inspections	
It is highly recommended that a further timber pest inspection be conducted within:	12 months
Please Note: The recommendation for future inspections should be viewed as part of a household maintenance program and is independent of any inspections that may form part of a recommended treatment. If a treatment is recommended the treatment should be undertaken without delay. Regular inspections will not prevent future attack by subterranean termites or other timber pests but they will assist with the identification of activity. Detection at the earliest opportunity will allow treatment to be commenced and damage minimised.	
Timber pest management	
Based on the evidence of this inspection, timber pest treatment is:	May be required*
Integrated pest management plan	
Based on the evidence of this inspection, we recommend the following ongoing timber pest management plan:	
Sample	
Supplementary Notes:	
Sample	



Obstructions.

Attachments

The following selected attachments are an important part of this Report. These can be downloaded from the Archicentre Australia Supplementary Documents page click http://www.archicentreaustralia.com.au/report_downloads/, or by referring to the Report cover email for downloading instructions. If you have difficulty downloading the following ticked attachments, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Health & Safety Warning	✓	Termites & Borers	✓	Cost Guide	✓

Terms & Conditions

This Report has been prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – and the named inspector and is supplied to you (the named client) on the basis of and subject to the Scope of Inspection and Terms and Conditions of the Contract and the Inspection and Archicentre accepts no responsibility to other persons relying on the report.

The Report has been prepared in accordance with Australian Standard AS 4349.3 - 2010 Inspection of buildings Part 3: Timber pest inspections and to any other Australian Standards cited in the Terms and Conditions. The inspection is visual and non invasive.

Please note that having provided you with an opportunity to read or hear the Scope of Inspection and the Terms and Conditions upon you making a booking for the Timber Pest Inspection, the inspector has proceeded to conduct the inspection of the property and Archicentre has proceeded to supply this Report on the basis that you have accepted the Scope of Inspection and the Terms and Conditions and/or are deemed to have done so upon the inspector arriving at the property.

The Report is to be read in conjunction with all other Archicentre Australia Reports issued concurrently for the property.

The Scope of Inspection and the Terms and Conditions take precedence over any oral or written representations by Archicentre Australia to the extent of any inconsistencies.

1. After making the booking, you are deemed to have accepted these Terms and Conditions and The Scope of Inspection upon the inspector arriving on site.
2. The Report is not a guarantee but is an opinion of the condition of the inspected property.
3. Archicentre Australia accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre Australia. It is your responsibility to make appropriate contractual arrangements with such person.
4. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
5. Archicentre Australia does not accept responsibility for services other than those provided in the Report.
6. Archicentre Australia's liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the election of Archicentre Australia.
7. The lack of direct visible evidence does not mean that any and/or significant damage has not occurred or that there are no timber pests present.
8. This is not a structural report and, in the event of any evidence of previous or current termite infestation, it is recommended that a full structural inspection be carried out by a qualified professional as soon as possible.
9. It is your responsibility to arrange for an intrusive timber pest inspection where one is recommended in the Report.
10. The Archicentre Australia Termites and Borers Technical Information Sheet constitutes a vital part of the inspector's final Report and failure to observe either the Report or the Archicentre Australia Termites and Borers Technical Information Sheet could lead to premature deterioration of the property.
11. The Property Maintenance Guide constitutes a vital part of the inspector's recommendations and failure to observe either the recommendations or the Property Maintenance Guide could lead to premature deterioration of the property.
12. The Health and Safety Warnings constitute a vital part of the Report. Failure to observe the provisions of the warning sheet could jeopardise the safety of occupants.
13. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the inspector's recommendations, shall be relied upon by you.
14. If you are dissatisfied with the Report you agree to promptly give Archicentre Australia written notice specifying the matters about which you are dissatisfied and allow Archicentre Australia to resolve matters with you within 28 days of receipt by Archicentre Australia of such written notice and before taking any remedial action or incurring any cost.
15. Reference to Archicentre Australia in the Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
16. These Terms and Conditions are in addition to, and do not replace or remove, any rights or implied guarantees conferred by the Competition and Consumer Act or any other consumer protection legislation.