



TIMBER PEST REPORT

442 Orange Grove Rd
Blackwall, NSW 2256

Peter McFadyen
12/03/2026



Inspector
Ken Dyer

A handwritten signature in black ink, appearing to be 'K Dyer'.

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TIMBER PEST REPORT

INSPECTION DETAILS	INSPECTOR DETAILS
<p>Inspection Address: 442 Orange Grove Rd, Blackwall, NSW 2256</p> <p>Inspection Date: 12/03/2026</p> <p>Inspection Time: 9:00 am</p>	<p>Your inspector: Ken Dyer Phone: 0437 202 257</p> <p>Leading Building & Pest Inspections Umina Beach</p> <p>ABN: 67 787 548 438</p>

IMPORTANT INFORMATION FOR PROPERTY PURCHASERS

Before finalising your decision to purchase this property, it is crucial to thoroughly read and comprehend the following essential information. This will provide you with a comprehensive understanding of the processes involved in a timber pest inspection, the challenges encountered by timber pest inspectors, and the limitations in guaranteeing the complete absence of timber pests within a property. Additionally, this information presents significant details on proactive measures that you can undertake to safeguard against timber pests.

Timber Pest Inspection Processes

Inspection Overview:

- A timber pest inspection involves a thorough examination of accessible areas of the property to identify any signs of timber pests, including termites, wood borers, and fungal decay.
- The inspection process includes both visual assessments and the use of specialised tools to detect pest activity and damage.

Challenges Faced by Inspectors:

- **Limited Access:** Inspectors may not be able to access certain areas due to obstructions, sealed spaces, or structural barriers.
- **Hidden Damage:** Timber pests can cause significant internal damage that may not be visible from the outside.
- **Environmental Factors:** Weather conditions, moisture levels, and seasonal changes can affect pest activity and visibility during the inspection.

Limitations of Timber Pest Inspections

- **Scope of Inspection:** The inspection is limited to accessible areas and does not include invasive procedures unless explicitly agreed upon.
- **Presence of Pests:** While the inspection aims to identify signs of timber pests, it cannot guarantee the complete absence of pests due to the hidden nature of their activity.
- **Future Infestations:** The inspection report reflects the condition of the property at the time of inspection and cannot predict future infestations or damage.

Proactive Measures Against Timber Pests

Regular Inspections: Schedule regular timber pest inspections to monitor for any new activity or damage. **Property Maintenance:** Keep the property well-maintained, addressing any leaks, drainage issues, or wood-to-ground contact that can attract timber pests. **Treatment Plans:** Implement recommended treatment plans if pests are detected to manage and eradicate infestations effectively. **Preventative Measures:** Use pest barriers, chemical treatments, and regular inspections to prevent future infestations.

Agreement and Acknowledgement

The agreement holds immense importance as it constitutes an essential component of this timber pest report. Any individual relying on the information provided in this report must acknowledge their understanding, acceptance, and agreement to the clauses outlined in the initial engagement agreement. These clauses establish the Scope and Limitations of the timber pest inspection and are an integral part of both the site inspection and this report.

By acknowledging this information, you ensure that you are fully informed about the inspection process, the potential challenges and limitations, and the proactive steps you can take to protect your property from timber pests. This understanding is crucial for making an informed decision about your property purchase.

1: TIMBER PEST INSPECTION REPORT IN ACCORDANCE WITH AS 4349.3.2010 AND OR AS3660.2.2017

Information

Persons In Attendance?

Owner/s present, Leading Building & Pest Inspector

Building Type?

Free Standing Domestic House, Detached garage/studio in front

Height?

TWO STORIES, With undercroft area

Flooring?

Timber Framed Floor Structure, Tiled Wet Areas, Carpeted Bedrooms

Construction Details?

WALLS - FC clad timber, Roof Frame - Timber, Walls - timber framed with plasterboard linings, Metal Roof Cladding, Aluminium windows, Plywood cladding, Timber framed decks

Temperature:/weather?

20 to 25, Partly cloudy

Specific Requirements/Conditions requested?

Timber pest Inspection

It is a requirement client enters into an agreement as detailed in AS 4349.3-2010 or AS 3660.2.2017 prior to the inspection being undertaken. Was the agreement signed?

YES

Purpose Of Inspection: The purpose of this inspection is to give advice about the condition of the property with regard to timber pests.

This is a Visual Timber Pest Inspection and Report in Accordance with AS 4349.3-2010.

Purpose of this report:

To assess the presence or not of timber pests as defined in AS4349.3-2010, Pre-listing termite inspection

Note: Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected.

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

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 prior to acting on this report.

Are there any Area(s) and/or Section(s) to which Access should be gained?

NO

Areas Requiring Access

Please note that the areas listed were not inspected during the property assessment due to restricted or obstructed access. To ensure a comprehensive evaluation, it is strongly recommended that access be provided and a re-inspection arranged once stored items, furniture, or other obstructions have been removed.

Thorough inspection of these areas is important, as defects — including possible termite activity or damage — may exist in locations that were inaccessible at the time of the initial inspection.

Please ensure you read the full report carefully to understand the scope, limitations, and recommendations outlined.

2: SUMMARY OF FINDINGS

Information

Termites: Were active subterranean termites (live specimens) found?

NONE FOUND to the inspected areas

Read the report in full.

Termite workings: Was visual evidence of subterranean termite workings or damage found?

NONE FOUND to the accessible areas

Read the report in full.

Borers: Was visible evidence of borers of seasoned timbers found?

NONE FOUND to the accessible areas

Read the entire report.

Wood decay (rot) fungi: Was evidence of damage caused by wood decay (rot) fungi found?

NONE FOUND to the accessible areas

Read the entire report.

Further inspections: Are further inspections recommended?

NO

Read the entire report.

Management Program: Was evidence of a possible previous termite management program observed?

YES, Termite management notice in electrical box

See also Item: 8 - Overall assessment of the property.

DISCLAIMER:: SUMMARY & IMPORTANT DISCLAIMER

This summary provides a quick and superficial overview of the timber pest inspection results.

- It is NOT the full report and cannot be relied upon on its own. The summary must be read in conjunction with the full report and not in isolation.
- In case of any discrepancy between the information in the report and this summary, the information in the report shall take precedence.

The report is subject to conditions and limitations. Your attention is particularly drawn to the clauses regarding Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory, and the Notice to the Purchaser, including the Inspection Agreement, Terms, and Limitations at the end of the report.

Safety hazards : Were any major safety hazards identified?

No

Where a Major Safety Hazard is identified, it must be addressed and rectified by a licensed builder to prevent personal injury or death.

Read the full report.

Susceptibility : Suseptibility to Timber Pests Risk We Consider To Be?

LOW TO MEDIUM

Important: If Live Termites, Termite Nests, or any termite activity have been detected at the Property, then it is highly likely that concealed termite activity and timber pest damage exist.

A more invasive inspection is strongly recommended. This is outside the Scope of our Agreement for this Inspection.

It is strongly recommended that the full extent of any such activity and damage be fully understood through the engagement of a Licensed Builder, Structural Engineer or appropriately qualified expert.

3: AREAS VISUALLY INSPECTED AND RESTRICTIONS

Information

Was the Property Furnished?

FURNISHED

Furnished properties: If the property is furnished at the time of inspection, the furnishings and stored goods may conceal evidence of Timber Pest Activity. This evidence may only be revealed once the property is vacated.

If furnished at the time of inspection, a further inspection of the vacant property is strongly recommended after the furnishings and stored goods have been removed, as these areas are excluded from this report.

The areas inspected were?

EXTERIOR, INTERIOR, PARTIAL SUBFLOOR, PARTIAL GROUNDS, GARAGE

Areas Inspected: Only structures, fences, and/or trees within 30 meters of the building, but within the property boundaries, were inspected.

Areas NOT Inspected: No inspection was made, and no report was submitted, for inaccessible areas. These include, but are not limited to, cavity walls, inaccessible areas of ceiling voids, concealed frame timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulated roof voids, insulation, hollow blocks/posts, etc.

Note: Any building or part of a building constructed on a concrete slab is always more susceptible to termite attack due to possible concealed termite entry.

Other areas also inspected, if any, were?

STUDIO, Decks / verandahs

Areas inspected with thermal imaging: No areas were inspected with thermal imaging. Thermal Imaging is a non-invasive means of monitoring and diagnosing thermal anomalies on surfaces inspected. The immediate high-resolution thermal imagery reveals thermal anomalies which may indicate potential moisture and pest problems, such as water leaks, the presence of rodents or termites. It helps locate, and therefore address, issues related to hot and cold spots within a building.

Areas NOT Inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

Was the subfloor Inspected?

Partial subfloor was inspected, Limited access in areas due to height restrictions

Limited or restricted access to certain areas of the property may result in the possibility of live termites being present and causing damage. By agreeing to this, you assume responsibility for any current or future termite damage that may occur in these inaccessible areas.

An alternative option is to conduct a thorough inspection of these areas, which may involve removing floor coverings, creating access hatches, or finding alternative solutions to ensure complete accessibility for inspection. It is important to note that if an invasive inspection is required, written consent from the homeowner is necessary, and additional fees will apply for the necessary work.

Area(s) in which Visual Inspection was Obstructed or Restricted Due to?

YES - as the home was furnished at the time of the inspection, CATHEDRAL/RAKED CEILING VOID NO ACCESS DUE TO TYPE OF CONSTRUCTION

In situations where specific areas of the property were not inspected, we strongly recommend scheduling a re-inspection once all access restrictions, including furniture and stored goods, have been removed. This will ensure that the property is readily accessible for a comprehensive examination.

Please read the entire report.

Roof Void Inspection Restricted Due To?

Thermal insulation, Low clearance in areas including the edges of the roof void, Raking ceilings with no access

Note: The area(s) where visual inspection was obstructed or restricted, along with the reasons why, are listed above.

Live termites, termite damage, and borer damage may exist in areas where a visible inspection was not possible.

An intrusive inspection is required to inspect these areas, which may include the removal of roof claddings, insulation, ducting, ceiling linings, etc.

Footings Inspection Limitations?

Access was gained as needed

Footing Inspection Restrictions: The area(s) where visual inspection was obstructed or restricted, and the reasons why, are noted above.

Live termites and termite damage may exist in areas where a visible inspection was not possible.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage include?

NO FURTHER ACCESS REQUIRED AT THIS TIME

Important: If a full inspection of the mentioned areas was not feasible, it is crucial to be aware that timber pest activity and/or damage may be present in those specific areas.

We strongly recommend conducting further inspections in areas where access was unavailable, obstructed, or restricted. These areas pose a high risk for potential timber pest activity and/or damage.

The following further inspections are recommended for the areas described as?

NO FURTHER INSPECTIONS REQUIRED AT THIS TIME

Further inspections are strongly recommended for areas where reasonable access is unavailable, obstructed, or restricted or where there is a high risk of potential timber pests and/or damage.

No property is immune to the threat of termites, and termite attacks can occur at any time. It is important to understand that there are no guarantees that a property is free of termites or fully protected against termite damage. To minimise the risk of termite damage, it is strongly advised to schedule regular inspections for more than 12 months intervals.

Please be aware that the inspection report cannot guarantee the detection of any termite activity, and no liability will be accepted for any failure to notify of such activity. Additionally, no warranty or responsibility is assumed for any termite damage resulting from past, current, or future termite activity.

Note: Important Limitations for Safe and Reasonable Access.

Only areas where reasonable access was available were inspected. According to Australian Standards AS 4349.3-2010, reasonable access is defined and requires that access will not be available where there are safety concerns, obstructions, or where the space available is less than the following dimensions:

- Roof Void: The access hole must be at least 500mm x 400mm and reachable by a 3.6m ladder, with at least 600mm x 600mm of space to crawl.
- Roof Exterior: Must be accessible by a 3.6m ladder placed safely on the ground.
- Subfloor: Access is generally not available if the dimensions are less than 500mm x 400mm for the access hole, less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete

floor.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas. 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 or stored goods.

Limitations

Areas Obstructed or Restricted

INTERIOR OBSTRUCTIONS DUE TO?

Furnishings, Fixtures, Floor Coverings, Stored Items

Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include, as above.

Areas Obstructed or Restricted

SUB-FLOOR RESTRICTIONS DUE TO?

Low height in areas so limited review of elements

4: TERMITES

Information

Were active termites (live insects) found?

NONE FOUND at the time of inspection

Description of active termites if found:

Was a Termite Nest Located?

NONE FOUND

Description if termite nest and location if found:

Visible evidence of subterranean termite workings and or damage?

NONE FOUND

Description of workings and/or damage if found:

Areas of Workings and/or Damage Identified, it was in the following areas but not necessarily limited to the following areas:

NONE FOUND

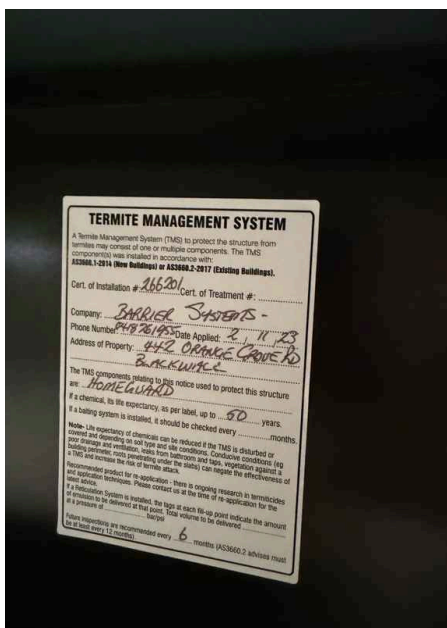
Durable Notice (Termite Management Notice):

YES a durable notice was found during the inspection, Yes - In the meter box, Under slab treatment for extension only

Note: We can give no assurances regarding work that may have been previously performed by other firms.

You should obtain copies of all relevant paperwork and make your own inquiries about the quality of the treatment when it was carried out, as well as warranty information.

In most cases, you should arrange for treatment in accordance with "Australian Standard 3660.2" to reduce the risk of further attack.



Was there evidence of Termite Treatment?

Yes - termite management notice in meter box

WARNING: If evidence of drill holes in concrete or brickwork, or other signs of possible previous treatment, is reported, it indicates that the treatment was likely carried out due to an active termite attack. Extensive structural damage may exist in concealed areas.

You should arrange for an invasive inspection to be conducted and have a builder determine the full extent of any damage and the estimated cost of repairs, as damage may only be discovered when wall linings, etc., are removed.

Typically, if a termite treatment has been carried out, a durable notice should be located in the meter box, indicating the type of termite shield system, treated zone, or combination that has been installed.

Evidence of Treatment Under-slab Perimeter Slab?

N/A

Chemical Under-slab Treatment, Perimeter Slab Treatment treated with an unknown chemical.

We are unable to determine if this was done as per Australian Standards; however, the lifetime of the chemicals used during that time would have a maximum life expectancy of 10 years, and re-treatment should be carried out.

Please read carefully:

NOTE: Where evidence of termite activity was found in the grounds, then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out.

Where the evidence of termite workings was found in the grounds or the building(s), then the risk of a further attack is very high.

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).

IMPORTANT NOTE: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.

VERY IMPORTANT: If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out, such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection.

We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person, such as a Builder, Engineer, Architect or other qualified experts in the building trade, to determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage, whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that 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 a number of inspections over a period of time, to ascertain whether any infestation is active or inactive.

Active termites may simply not have been present at the time of inspection due to a prior disturbance or climatic conditions, or they may have been utilising an alternative feeding source. Continued regular inspections are essential. Unless written evidence of a termite protection program in accordance with "Australian Standard 3660.2" with ongoing inspections is provided, you must arrange for treatment in accord with "Australian Standard 3660.2" to be carried out immediately to reduce the risk of further attack.

GENERAL REMARKS: A more thorough INVASIVE INSPECTION is available (refer to section 8). Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive inspection is performed.

Trees and stumps on the property with a diameter of more than 100mm have been visually inspected for evidence of termite activity to a height of 2m, where access was possible and practical.

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.

5: BORERS

Information

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 *Calymmaderus 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 a treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Was visible evidence of borers found?

NONE FOUND

Note: 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 the time of inspection.

Where Borer activity or damage is reported above, does its presence represent a major safety hazard?

N/A

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.

Borer Recommendations If Found:

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, 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.

6: FUNGAL DECAY

Information

Was evidence of wood decay fungi (wood rot) found?

NONE FOUND

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.

Where Fungal damage is reported above, does its presence represent a major safety hazard?

N/A

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury &/or death.

We claim no expertise in building, and if any evidence of fungal decay or damage is reported, you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

7: CONDUCTIVE CONDITIONS

Information

Other areas and/or situations that may allow undetected subterranean termite entry?

SUB-FLOOR, Deck area, Boatshed

Other Conductive Conditions areas and/or situations that appear conducive to (may attract) subterranean termite infestation?

Next to heavy bushland setting

Note: Conditions Conducive To Undetected Termite Entry:

Slab Edge Exposure:

1. Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.
2. In some buildings built since July 1995, the edge of the slab forms part of the termite shield system.
3. In these buildings, an inspection zone of at least 75mm should be maintained to permit the detection of termite entry.
4. It is important to note that the concrete edge should not be covered by any materials such as render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, landscaping or stored goods. If the edge is concealed, it is recommended to have it exposed for inspection.
5. Failure to do so may result in concealed termite entry and potential timber damage.
6. Please be advised that we cannot be held responsible if concealed termite entry has occurred.

Slab Edge: - Does the slab edge inspection zone fully comply?

N/A

Note: A very high proportion of termite attacks are over the edge of both Infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab-type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by an assessment of the construction plans by a qualified person, e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.2017. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined, then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.2017.

Infill slab: A slab on the ground cast between walls.

Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2014.

Were the weep holes or air vents clear allowing the free flow of air?

N/A

Weep holes or air vents in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes or air vents. Sometimes they have been covered during the rendering of the brickwork. They should be clean and free-flowing. Covering the weep holes or air vents in part or in whole may allow undetected termite entry.

Termite Shields (Ant Caps):- We claim no expertise in building. However, in our opinion the termite shields appear to be?

Adequate

Comments: A builder or other building expert should be consulted if considered inadequate. Other physical shield systems are not visible to inspection, and no comment is made on such systems.

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites from 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 deter termites from gaining concealed access to the building. Missing, damaged, or poor shields increase the risk of termite infestation.

Water Leak:- Was There Water Leaks at the time of the inspection?

NONE FOUND

Comment: We claim no expertise in building, and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Is The Hot Water System or Air Conditioning leaking Water and is there a need for work to be carried out?

NO

Comment: Hot water services, and air conditioning units that release water alongside or near building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

Does The Water Tank release water along side the building?

NO - The overflow of the tank is plumbed to a drain

Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks that release water alongside or near building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

Conditions That Are Conducive To Timber Pest Infestation.

Water Leaks: especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other wet areas also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

High Moisture Readings at the time of inspection?

NONE FOUND

Moisture Meter:

Tramex Encounter Plus moisture meter.

High moisture readings can be caused by any one of the following:

Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective wet area waterproofing, defective flashing or by concealed termite activity.

The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

Other Information:

Refer to Important Maintenance Advice regarding what a property owner can do to help reduce the risk of Timber Pest attack.

Details (if applicable) of non-destructive electronic equipment (other than moisture Meter) used at the discretion of the inspector during the inspection;

Type of Equipment: Moisture Meter

Make: Tramex

Model: Encounter Plus

Drainage: We claim no expertise in plumbing and drainage, however it appears that drainage is generally?

Appears adequate at the time of inspection but no warranty or guarantee of performance given.

Where drainage is considered inadequate, a plumber, builder or other building experts must be consulted.

Subfloor Drainage: Subfloor Drainage was considered to be?

No drainage visible, Appeared adequate at time of inspection but no guarantee implied

Poor site drainage leads to water retention and the increased likelihood of moisture. Increased levels of moisture, impacting subfloor timber and materials around the Property, can be conducive to wood decay and Timber Pest attack.

The Sub-Floor Ventilation was considered to be?

Appears adequate at the time of inspection but no guarantee implied

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

Where ventilation is considered **inadequate**, a builder or other expert should be consulted. In the case where vent airflow is physically blocked or restricted, the obstruction must be removed. Only assessed from external Mould on walls and ceilings etc is an indicator of high moisture or very poor ventilation. If reported, You need to have the reason investigated by a builder or an Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

Was Mould Found?

None found

Timbers Exposed To Weather and or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with routine maintenance, e.g. regular painting. However, in some cases, you should consider replacing the timbers with a more suitable species or material.

Structural Fitness:- The fitness for purpose of the visible structural timber exposed to weather and/or water appears?

Adequate

In cases where wooden elements are exposed to the weather, it is crucial to be aware that timber pests may cause damage. While regular maintenance, such as painting or treating the timber, can help minimize damage, it is important to consider replacing inappropriate materials with more suitable options to reduce the likelihood of timber pest activity.

It is recommended that professional advice be sought on the suitability of materials used for the given circumstance.

Other Conducive Conditions?

1. Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce the risk of Timber Pest attack.
2. Conducive conditions found at the property heighten the risk of termite attack; conducive conditions attract termites to the property.
3. It's always highly recommended by the inspector that a termite management plan be started or, if need be, updated, which will in turn dramatically reduce the risk of termite attack.

8: OVERALL ASSESSMENT OF THE PROPERTY

Information

Low Risk – No significant conducive conditions observed. The property presents minimal visible risk factors at the time of inspection.

Risk Assessment (AS 4349.3–2010)

A management program in accord with AS3660.2.2017 to protect against subterranean termites is considered to be? ADEQUATE

OVERALL ASSESSMENT OF THE PROPERTY

1. Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s), then the risk of a further attack is extremely high.
2. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings, then the risk to buildings must be reported as high to extremely high.

Conducive environments

Termite Risk and Maintenance

Termites can infest properties at any time, and their presence may not be visible during a visual inspection. Areas such as wet foundations, damp floors, and subfloor spaces, or timber in contact with the ground, may be at higher risk. Water leaks, broken pipes, leaking tanks, air conditioners, or other plumbing issues can contribute to moisture accumulation. It is strongly recommended to maintain any existing termite management plan, schedule regular inspections, and remove any conducive conditions where possible to help protect the property from potential timber pest activity.

Maintain regular inspections

Annual inspections are recommended as a minimum. If there is no current termite management plan in place, then 3 or 6 monthly inspections are recommended until a management plan is implemented by a suitably qualified pest control company due to termite pressure in the area.

Full Inspection Recommendation:- Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2017 is conducted at this property every?

12 MONTHS

Future Inspections

In accordance with AS 3660, it is recommended that timber pest inspections be carried out at intervals no greater than 12 months. Where timber pest pressure is higher, the inspection interval should be shortened as recommended above.

It is important to note that inspections cannot prevent termite or timber pest infestations; however, early detection can significantly reduce the damage they may cause.

More Invasive Physical Inspection

As noted above, this report reflects a visual-only inspection and is subject to inherent limitations. With the owner's written permission, a more invasive physical inspection may be conducted. This inspection may include, but is not limited to:

- Lifting or moving insulation, stored items, furniture, or foliage
- Physically tapping, testing, probing, or gouging accessible timbers where necessary

- Creating access traps or holes to inspect concealed or restricted areas

A more invasive inspection:

- Requires additional time compared to a visual inspection
- May disrupt occupants and could result in minor permanent markings
- Must be pre-approved in writing by the property owner, acknowledging that our firm is not liable for any damage caused

Pricing for an invasive timber pest inspection is available upon request.

Contact the Inspector

If you have difficulty understanding any part of this report, or if you require clarification on findings, access limitations, or signs of timber pest activity, please contact the inspector who conducted the assessment. Direct consultation ensures a complete understanding of the report and its implications.

TERMS & LIMITATIONS

1. THIS IS A VISUAL INSPECTION ONLY:

Important Information: 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.

In accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection.

The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, 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, 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. In the case of Strata type properties only the interior of the unit is inspected. The thermal imaging camera detects thermal anomalies in surfaces that are scanned and shows hot or cold spots which may be caused by water leaks, poor insulation, electrical faults, rodents, snakes or may indicate the presence of termites.

2. SCOPE OF REPORT:

This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) 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.

3. LIMITATIONS:

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. 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 Timber Pests will not occur or be found.

4. DETERMINING EXTENT OF DAMAGE:

The Report is NOT a structural damage Report. We claim no expertise in building, and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. 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 is 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.

5. MOULD:

Mildew and non-wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and its spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

6. 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 this 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/Certified Inspector (including but not limited to any area(s) or section(s) so specified by the Report.

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES:

This report is intended for the Client named on its cover, and any compensation for losses in contract or tort will be payable solely to them. Any third party using or relying on this report, either in full or in part, does so entirely at their own risk.

If a Realtor or Vendor orders the inspection for an auction, the following conditions apply:

- The inspection can be performed up to seven (7) days before the auction.
- Copies of the report may be distributed prior to the auction.
- The report will remain valid for 14 days, during which it may be transferred to the purchaser.

To rely on the report, the purchaser must:

1. Pay for the report.
2. Agree to its terms and conditions as outlined in both the report and the agreement.

Note: In the ACT, under the Civil Law (Sale of Residential Property) Act 2003 and associated regulations, this report may be passed to the purchaser as part of the sale process if:

- The inspection occurred no more than three months before listing the property.
- The report is less than six months old.

8. COMPLAINTS PROCEDURE:

If you have a dispute or claim related to the Inspection or Report, please notify us promptly via email or mail. The following steps apply:

1. Property Access:

- We, or our nominated representatives, must be allowed to visit the property within twenty-eight (28) days of your notification to conduct a full investigation.

2. Written Response:

- A written response to your dispute or claim will be provided within twenty-eight (28) days of the inspection date.

3. Mediation:

- If you are unsatisfied with our response, you must refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia within twenty-one (21) days of receiving our written response.
- Mediation costs will be shared equally by both parties or as agreed in the mediated settlement.

Important:

If you initiate litigation without following this Complaints Procedure, you agree to indemnify us for any awards, costs, legal fees, and expenses incurred in having the litigation set aside or delayed to complete this process.