



Termite and Timber Pest Inspection V4

JOB DETAILS

Job ID	70255249
Order ID	ENQW70255249
Customer	RYAN CORNISH (GPC)
Site Address	18 LEARMOUTH ST, BELMONT VIC 3216

INSPECTOR DETAILS

Technician:	Joshua Franks-Slater	License:	L011745
-------------	----------------------	----------	---------

Attendance Details

Date:	07/10/2026
Time:	00:00

MAPS

18 LEARMOUTH ST BELMONT VIC 3216



Icon Legend:

Highlight Legend:

 Findings: Fungal decay found	 Finding: High levels of moisture detected
 Finding: Stored goods are preventing access	 Finding: Stored goods are limiting visual inspection
 Finding: Evidence for previous termite activity (damage/visible signs)	 Finding: Evidence of previous borer activity (damage/visible signs)
 Findings: Fungal decay found	 Findings: Fungal decay found
 Finding: Parts of roof void are inaccessible	 Finding: Evidence of previous borer activity (damage/visible signs)
 Findings: Fungal decay found	 Finding: Termite susceptible items stored on the ground
 Finding: Gutters are blocked and/or leaking	 Findings Evidence of previous termite activity (damage/visible signs)
 Findings: Evidence of previous borer activity (damage/visible signs)	 Findings: Fungal decay found
 Findings: Fungal decay found	 Findings: Termite susceptible items stored on the ground

WEATHER

Observation Time:	Wed Oct 07 2026		
Conditions:	clear sky		
Wind:	From SE at 11 KPH gusting to 11 KPH		
Temperature:	13.69	Relative Humidity:	65%
Precipitation (This Hour):	0.00mm	Precipitation (Today):	0.00mm

EXECUTIVE SUMMARY

Main structure description	Single Storey Residential Home
Foundation method of construction	Stumps timber
Wall method of construction	Weatherboard Wall

Roof method of construction

Tiles

Executive Summary Details

Item	Details
Evidence of termite activity / damage to the internal rooms/areas	No visible evidence of this item was identified to accessible internal areas at time of inspection. Please read the full report for other areas and recommendations on conducive / high risk areas
Evidence of borer activity / damage to the internal rooms/areas:	No visible evidence of this item was identified to accessible internal areas at time of inspection. Please read the full report for other areas and recommendations on conducive / high risk areas
Evidence of fungal decay to the interior rooms/areas:	Findings: Fungal decay found; Area(s) ;

IMPORTANT INFORMATION

Any person who relies upon the content of this report does so acknowledge that the following clauses which define the Scope and Limitations of the Inspection form an integral part of the Report.

1. THIS IS A VISUAL INSPECTION ONLY in accordance with the requirements of AS 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections and AS 3660.2 Termite Management Part 2 - In and around existing buildings and structures.

Visual inspection was limited to those areas and sections of the property to which reasonable access (see definition of Reasonable Access) 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 / sisalationTM, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. 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 removed.

2. SCOPE OF REPORT

This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of seasoned timber and wood decay fungi (hereafter referred to as 'timber pests') present on the date of the inspection. It is based solely upon visual inspection of those areas and sections of the property fully accessible to the inspector on the date of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Drywood termites (Family: KALOTERMITIDAE) 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.

3. DEFINITION OF REASONABLE ACCESS

Areas where the inspector can safely gain easy access without injury to self or property. These areas are up to 3.6m above ground or floor levels and accessible from a 3.6m ladder. In Roof Spaces minimum accessible area is not less than 600mm high x 600mm wide and in Subfloor Areas 400mm high x 600mm wide providing entry to the space is permitted. Areas within the Roof Space and Subfloor Areas termed readily accessible also include Subfloor; where minimum clearance is not less than 150mm high provided that the area is within 2m of a conforming clearance area and Roof Space; where eave sections of the accessible roof space are in line of sight for the inspector and within arms length of a conforming clearance area.

4. LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property, or any adjoining properties, 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, or any adjoining properties. Nor is it a guarantee that future infestation of timber pests will not occur or be found. No inspection of any furnishings or household items was made. In an occupied property it must be understood that furnishings or household items may be concealing Timber Pest activity

and/or
damage which may only be revealed when the items are removed.

5. DETERMINING EXTENT OF DAMAGE

This Report does not and cannot state the extent of any damage. If any Timber Pest activity or damage is noted in this Report,
it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building
trade be asked to determine the full extent of the damage to the structure and the extent of the repairs required.

6. POSSIBLE HIDDEN DAMAGE OR ACTIVITY

If Timber Pest activity and/or damage is found, either within the Structures OR the grounds of the property, then damage may
exist in concealed areas, eg wall timbers etc. An INVASIVE INSPECTION is strongly recommended in this case. Damage may
only be found when wall linings and/or cladding are removed to reveal previously concealed timbers. If activity is not
found at
the time of the inspection, this is not a guarantee that active termites are not present.

7. ATTENTION

This Inspection Firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any
Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection
on the date of this inspection, unless provided by way of a separate contract.

INTERNAL INSPECTION FINDINGS

Is the house furnished at the time of inspection?	Yes
---	-----

In furnished properties, stored goods may conceal evidence of timber pest activity and/or damage.

This area was inspected as apart of the service:	Yes
--	-----

ACCESS RESTRICTION TO THE INTERNAL ROOMS/AREAS: ITEM 1

Reasons for non access:	Too much storage
-------------------------	------------------

Room/Area(s):

Comments:	Floor and wall coverings, stored goods, fixtures/fittings, appliances, internal utilities,
-----------	---

EVIDENCE OF FUNGAL DECAY TO THE INTERIOR ROOMS/AREAS:: ITEM 1

Findings:

Fungal decay found



Notes:



Notes:



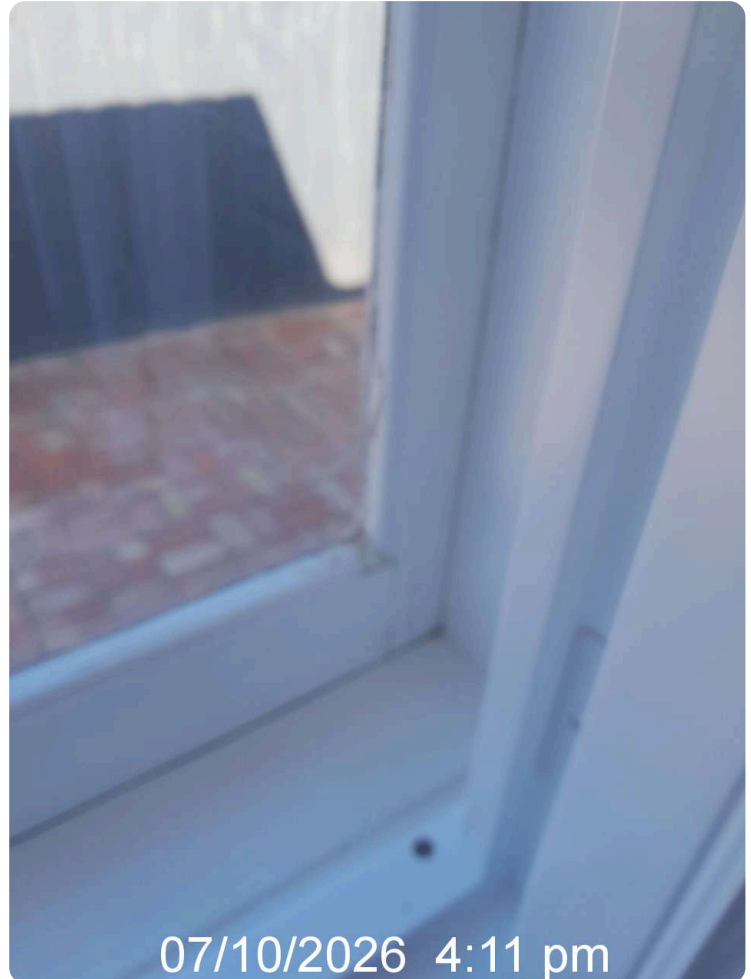
Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



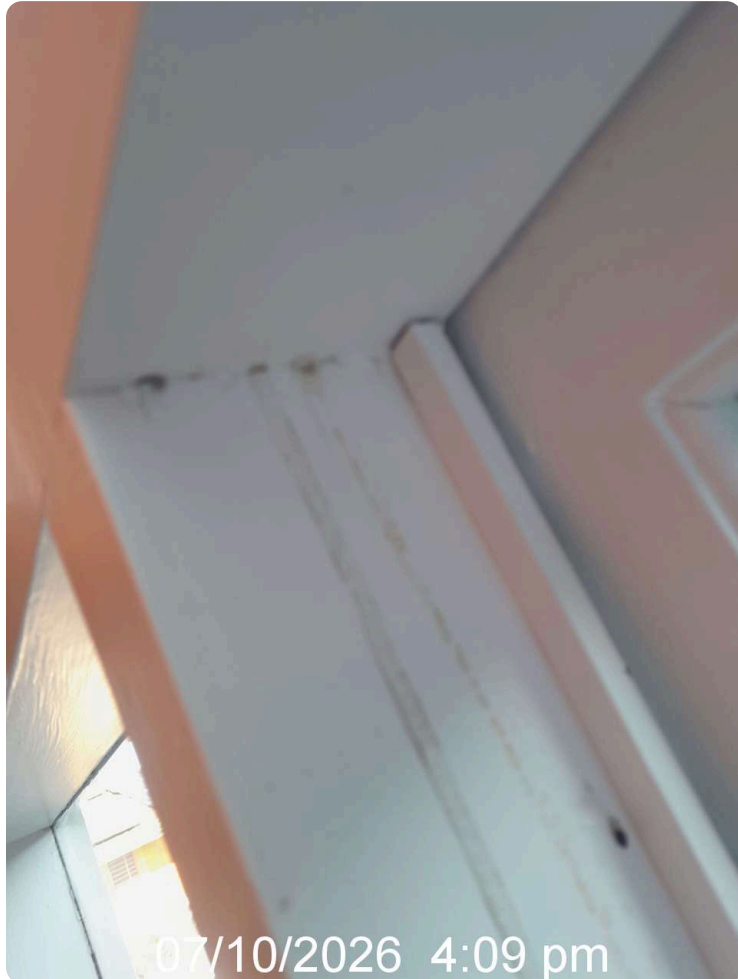
Notes:



Notes:



Notes:



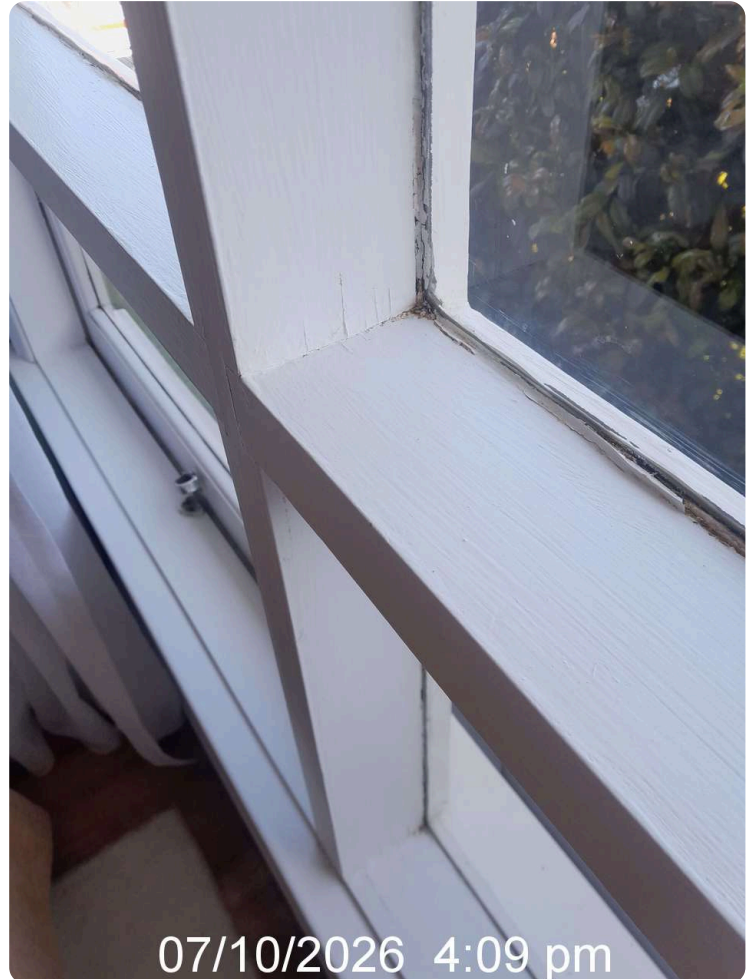
Notes:



Notes:



Notes:



Notes:



Notes:

Affected items:	Window frames
Extent of visible damage:	Minimal
Comments:	Potentail causes weathering due to seepage, sun damage, deteriorating seals: window sills, frames, rails, stiles, mullions, (bedroom 1, bedroom 2, bathroom, dining, lounge).
CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE INTERNAL ROOMS/AREAS:: ITEM 1	
Finding:	Stored goods are limiting visual inspection
	Customer to remove items limiting inspection
CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE INTERNAL ROOMS/AREAS:: ITEM 2	

Termite and Timber Pest Inspection V4

Job ID: 70255249

Finding:	Stored goods are preventing access
	Customer to remove items preventing access
Comments:	Furniture, stored goods etc

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE INTERNAL ROOMS/AREAS:: ITEM 3

Finding:	High levels of moisture detected
	Customer to engage a suitably qualified plumber or builder to investigate the cause of excessive moisture and complete any remediation work required
Comments:	Window frames and door frames generally throughout, lounge: south wall under west side of window frame, Cause Seepage, condensation, surface run-off, leaking plumbing, deteriorating seals, rising damp, poor ventilation,

SUBFLOOR INSPECTION FINDINGS

Does the property have a subfloor space?	Yes
--	-----

ACCESS RESTRICTION TO THE SUBFLOOR SPACE:: ITEM 1

Reasons for non access	Unsafe to access
Comments:	Patio formwork missing post towards south-east side not safe to crawl under at this stage, visually inspected where applicable ALL OTHER AREAS INSPECTED THROUGHOUT.

EVIDENCE OF TERMITE ACTIVITY / DAMAGE TO THE SUBFLOOR SPACE:: ITEM 1

Finding:	Evidence for previous termite activity (damage/visible signs)
Affected items:	Joists Stored items Timber debris
Extent of visible damage:	Severe
Possible species:	Unable to determine

Comments:

Damage to north base boards under laundry and kitchen room, joist west of north entry, timber debris under laundry, kitchen spaces,

EVIDENCE OF BORER ACTIVITY / DAMAGE TO THE SUBFLOOR SPACE:: ITEM 1

Finding:

Evidence of previous borer activity (damage/visible signs)



Notes:



Notes:



Notes:

Affected items:	Stored items
Extent of visible damage:	Moderate
Possible species:	Unable to determine
Comments:	Damage to east entry hatch under dining room, base boards south of lounge, base boards south of bedroom 1 and 2, base boards west and north side of laundry, base boards under north side of kitchen and dining, timber debris under bedroom 2, laundry, kitchen and potentially throughout,

EVIDENCE OF FUNGAL DECAY TO THE SUBFLOOR SPACE:: ITEM 1

Termite and Timber Pest Inspection V4

Job ID: 70255249

Findings: Fungal decay found

Affected items: Floor boards
Joists
Stumps
Stored items
Timber debris

Extent of visible damage: Moderate

Comments: Stumps base boards in contact with soil, joists and flooring north side of laundry, rising damp to foundations, patio formwork, timber debris/stored timber in contact with soil,

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 1

Finding: Timber debris on subfloor soil

Customer to remove timber debris from subfloor

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 2

Finding: Stored goods are limiting visual inspection

Customer to remove items limiting inspection

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 3

Finding: Existing timber pest damage found

Customer to engage a qualified builder to determine the extent of damage and replace any timbers as required .

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 4

Finding: Subfloor ventilation appears inadequate

Customer to engage a qualified builder to assess subfloor ventilation and install additional vents if required

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 5

Finding: Subfloor drainage appears to be inadequate

Customer to engage qualified plumber / drainage expert to address any drainage issues

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE SUBFLOOR SPACE:: ITEM 6

Finding:	Inadequate ant capping
	Ant caps are designed to aid visual inspection. If ant capping is inadequate termites could gain concealed entry into the structure.

ROOF VOID INSPECTION FINDINGS

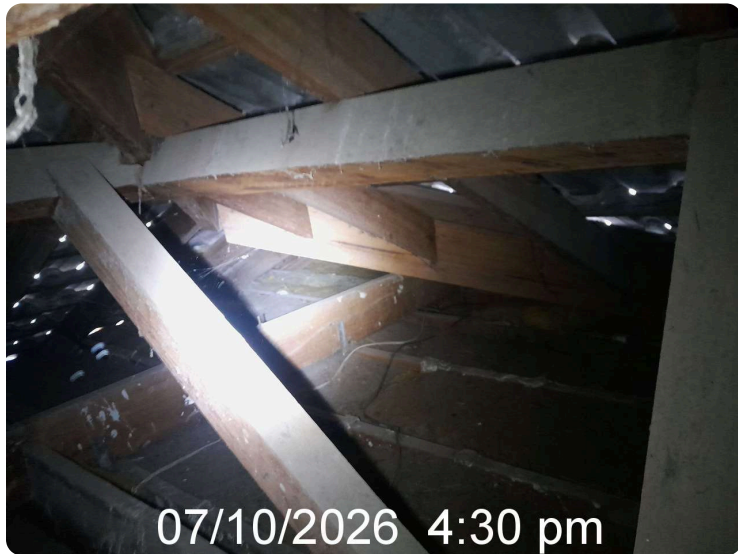
Does the property have a roof void?	Yes
-------------------------------------	-----

ACCESS RESTRICTIONS TO THE ROOF VOID SPACE:: ITEM 1

Reason for non access:	Insulation covering ceiling joists
------------------------	------------------------------------

ACCESS RESTRICTIONS TO THE ROOF VOID SPACE:: ITEM 2

Reason for non access:	Items blocking access
------------------------	-----------------------



Notes:

Comments:	Stored timber preventing visual access to joists, old water heater, low access under 600mm above dining room, low eave points,
-----------	--

EVIDENCE OF FUNGAL DECAY TO THE ROOF VOID SPACE:: ITEM 1

Findings:	Fungal decay found
-----------	--------------------



Notes:



Notes:



Notes:



Notes:

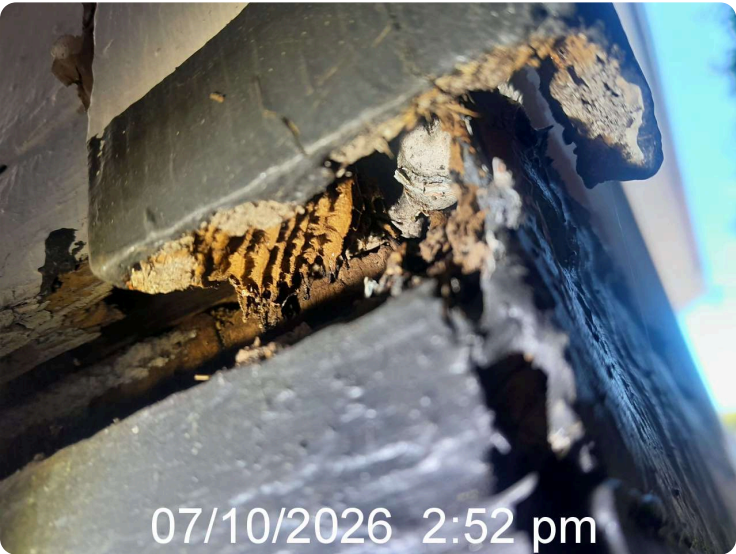
Affected items:	Battens
Extent of visible damage:	Moderate
Comments:	Delignification to Battens above bedroom 1,

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE ROOF VOID SPACE:: ITEM 1

Finding:	Parts of roof void are inaccessible
	Customer to have access points installed to allow access
Comments:	Low access point under 600mm - Above dining room

EXTERNALS INSPECTION FINDINGS:

This area was inspected as apart of the service:	Yes
ACCESS RESTRICTION TO THE EXTERNAL AREAS:: ITEM 1	
Reasons for non access:	Zero boundary wall
EVIDENCE OF BORER ACTIVITY / DAMAGE TO THE EXTERNAL AREAS:: ITEM 1	
Finding:	Evidence of previous borer activity (damage/visible signs)



Notes:



Notes:

Affected items:	Wall cladding
Extent of visible damage:	Minimal
Possible species:	Unable to determine
Comments:	Corner trims

EVIDENCE OF FUNGAL DECAY TO THE EXTERNAL AREAS:: ITEM 1

Findings:	Fungal decay found
-----------	--------------------



Notes:



Notes:



07/10/2026 3:20 pm

Notes:



07/10/2026 3:20 pm

Notes:



Notes:



Notes:



Notes:

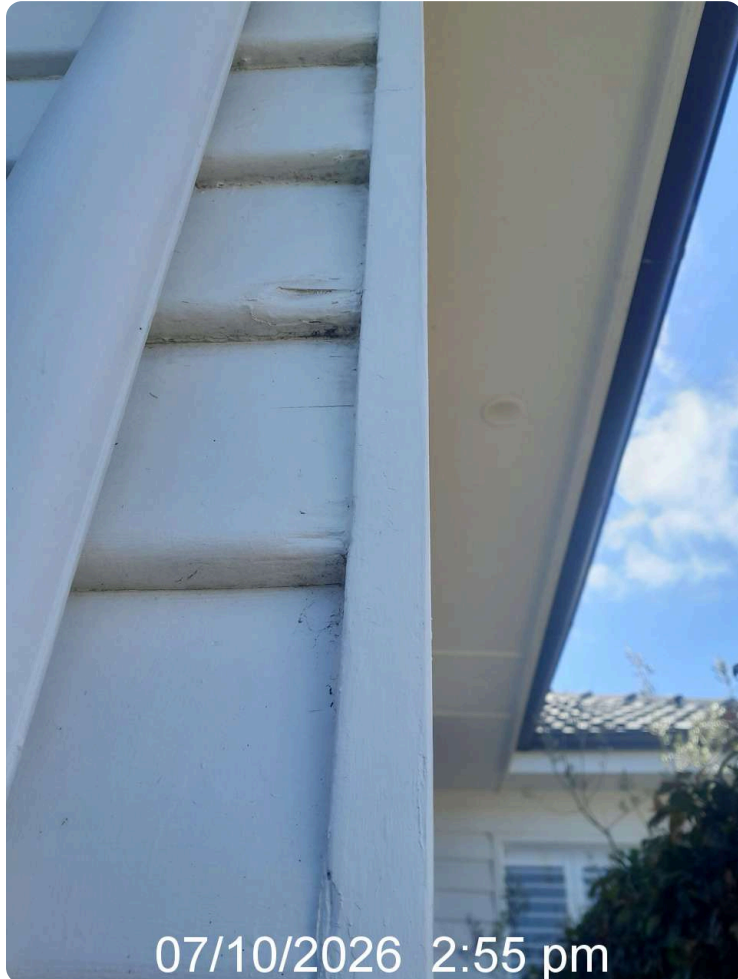


Notes:

Notes:



Notes:



Notes:



Notes:



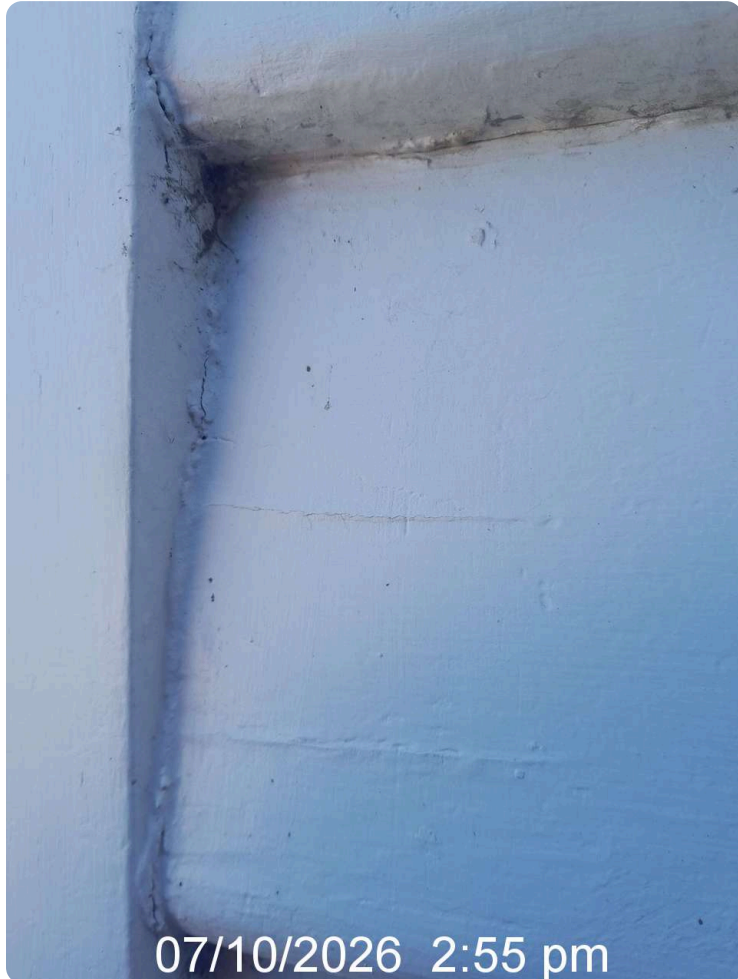
07/10/2026 2:55 pm

Notes:



07/10/2026 2:56 pm

Notes:



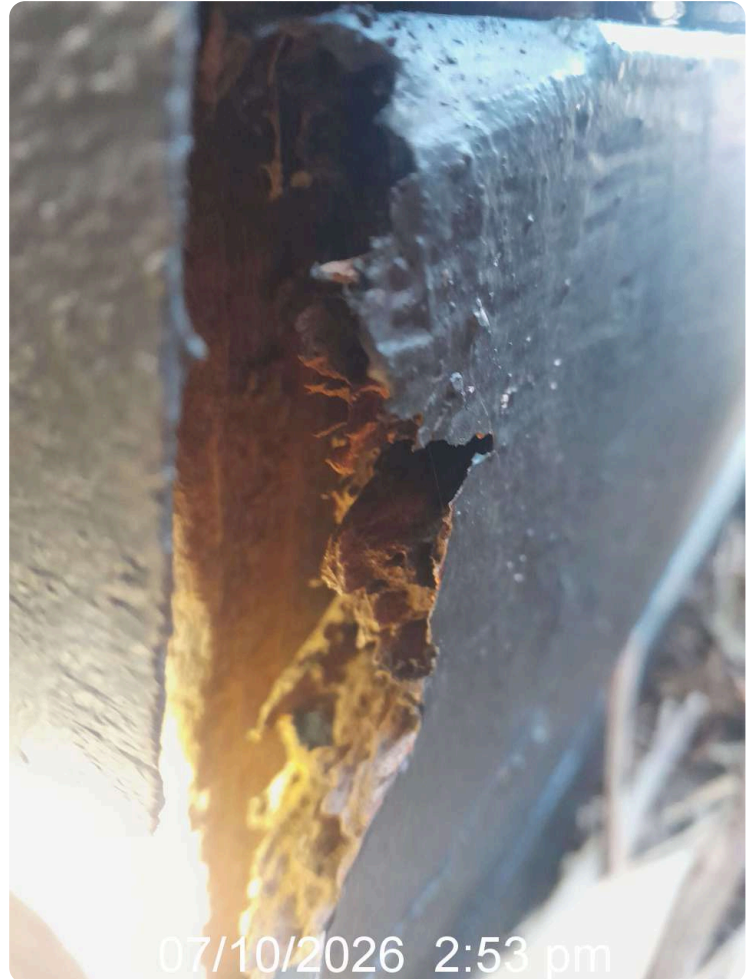
Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:



Notes:

Affected items:	Wall cladding Window frames
Extent of visible damage:	Moderate
Comments:	Base boards, corner capping/trims, east weatherboards external to: bedroom 2, lounge, north side of dining, laundry toilet (beside Hot water unit), bedroom 3, window frames(external to: bedroom 2, lounge, bathroom, bedroom 3, dining: rails, stiles, sills, sill seat/quads, corner capping,

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE EXTERNALS:: ITEM 1

Finding:	Termite susceptible items stored on the ground
----------	--

Termite and Timber Pest Inspection V4

Job ID: 70255249

Customer to ensure all termite susceptible items (items that contain cellulose) are stored off the ground

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE EXTERNALS:: ITEM 2

Finding:

Gutters are blocked and/or leaking

Comments:

Customer to engage a qualified plumber or drainage professional to address issues with gutters

Tree foliage over hanging gutters on south-west area of house - Bedroom 1.

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE EXTERNALS:: ITEM 3

Finding:

Termite susceptible tree/s on the property

Termite susceptible tree/s were found on the property and within 50 metres of the main structure. Recommend the tree/s be test drilled and treated if required. We can provide a quote for this service upon request.

OUTBUILDINGS INSPECTION FINDINGS:

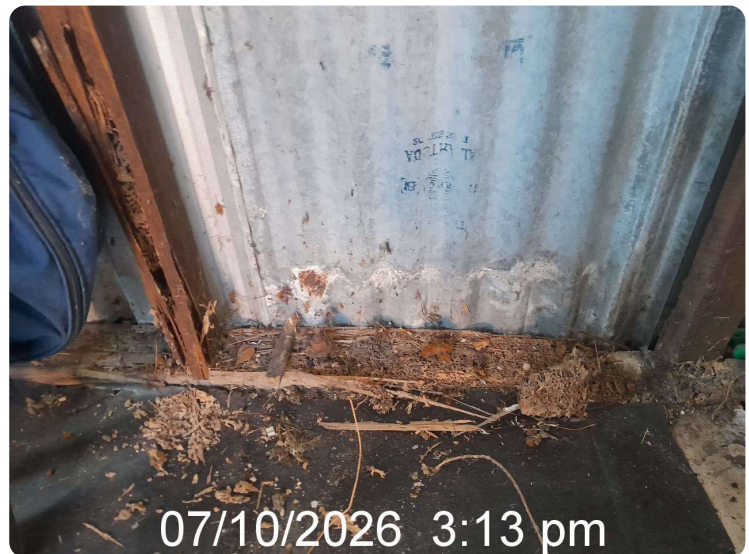
Does the property have any outbuildings?

Yes

EVIDENCE OF TERMITE ACTIVITY / DAMAGE TO THE OUTBUILDING(S):: ITEM 1

Findings

Evidence of previous termite activity (damage/visible signs)



Notes:



Notes:

Notes:



Notes:

Affected items:	Stored items
Extent of visible damage:	Severe
Possible species:	Unable to determine
Comments:	North bottom plates, north frame studs west bottom plates, west frame studs,
EVIDENCE OF BORER ACTIVITY / DAMAGE TO THE OUTBUILDING(S):: ITEM 1	
Findings:	Evidence of previous borer activity (damage/visible signs)



Notes:

Affected items:	Roof timbers
Extent of visible damage:	Minimal
Possible species:	Unable to determine
Comments:	North extension: west wall timber panels partially blocking roof to top plate,
EVIDENCE OF FUNGAL DECAY TO THE OUTBUILDING(S):: ITEM 1	
Findings:	Fungal decay found
Affected items:	Stored items
Extent of visible damage:	Severe
Comments:	Garage: east top plates, north extension: timber debris on soil, west exposed rafters, top plates, base plates
CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 1	
Findings:	High levels or moisture detected
	Customer to engage a suitably qualified plumber or builder to investigate the cause of excessive moisture and complete any remediation work required

Termite and Timber Pest Inspection V4

Job ID: 70255249

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 2

Findings:	Stored goods are limiting visual inspection
	Customer to remove items limiting inspection

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 3

Findings:	Existing timber pest damage found
	Customer to engage a qualified builder to determine the extent of damage and replace any timbers as required

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 4

Findings:	Termite susceptible items stored on the ground
	Customer to ensure all termite susceptible items (items that contain cellulose) are stored off the ground

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 5

Findings:	Slab edge inspection zone is covered
	Where a slab edge inspection zone is used as part of the termite management system, the customer must ensure the slab edge remains exposed by at least 75mm

CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO OUTBUILDING(S):: ITEM 6

Findings:	Gutters are blocked and/or leaking
	Customer to engage a qualified plumber or drainage professional to address issues with gutters

GROUND INSPECTION FINDINGS:

This area was inspected as apart of the service:	Yes
--	-----

EVIDENCE OF FUNGAL DECAY TO THE GROUNDS:: ITEM 1

Findings:	Fungal decay found
Affected items:	Garden edging Garden beds Trees Posts Decking

Termite and Timber Pest Inspection V4

Job ID: 70255249

	Fence Stored timber
Extent of visible damage:	Moderate
Comments:	Water tap posts, chip bark garden mulch, sleepers, bamboo pickets, Decking boards, step boards,
CONDUCTIVE CONDITIONS AND RECOMMENDATIONS TO THE GROUNDS:: ITEM 1	
Findings:	Termite susceptible items stored on the ground
	Customer to ensure all termite susceptible items (items that contain cellulose) are stored off the ground

TREATMENT HISTORY

Treatment service history		
Date	Job ID	Description
		Nil
Treatment noticed installed to meterbox		None present

SUBTERRANEAN TERMITES OVERVIEW

Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls, etc. However, included in this group are mound building species and arboreal nesting species (nesting above the ground usually high up in trees). They have large populous colonies sometimes numbering in the hundreds of thousands of individuals. The group of subterranean termites contains the main pest species of buildings, causing a considerable amount of economic damage to timber in service and susceptible building elements.

Coptotermes sp

This genus contains the most widely distributed and economically destructive species. Most species of this genus that attack timber in service are capable of causing economic damage. Species from this genus can be found in most areas of mainland Australia.

Schedorhinotermes sp

The various species from this genus can be a serious pest of timber to buildings. Their attack at times reaches the intensity of *Coptotermes* sp, causing major economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.

Heterotermes sp

The species from this genus can be considered an economic pest of buildings. Superficial damage to buildings can occur over a period of time. If no management is undertaken, considerable economic damage may occur. Species from this genus can be found in most areas of mainland Australia.

Mastotermes darwiniensis

This species is the largest subterranean termite in Australia, and the most destructive within its range of occurrence. It attacks houses, buildings, posts, poles and many other plant and animal products. The species occurs in tropical Australia, having a scattered distribution North of the Tropic of Capricorn in northern WA, the NT, Northern QLD and some coastal Islands.

Nasutitermes sp

Several species from this genus are capable of causing economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.

Microcerotermes sp

Several species of this genus are capable of causing damage to timber in service. However in most cases the damage when located early is only superficial. Left unmanaged, considerable damage can occur. Species from this genus can be found in most areas of mainland Australia.

NOTE:

If visual evidence of termite workings and/or damage is reported in this report, but no live termites were present at the time of the inspection, you must realise that 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. Active termites may simply have not been present at the time of the inspection due to prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. It must be understood that due to the biology and habits of subterranean termites, the status and situation of the property and buildings inspected may change at any time. It is possible that subterranean termite infestation and attack can occur in as little as 24 hours after the time of the inspection. It is important that you consider options for the management of your property from the attack of subterranean termites.

Very Important:

If termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas.

BORERS OVERVIEW

The following wood borers are the most frequently encountered that cause damage to timber in service.

Borers Species Information

Lyctus brunneus (Powder Post Beetle) This species usually attacks in the first six to twelve months of the service life of timber. It is not considered a significant pest of timber and treatment of infestation is not usually required. In most cases it will attack only the sapwood of certain hardwoods. In large dimensional timbers (such as rafters, bearers and joists) the attack seldom significantly weakens the timber enough to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Recommendations require that any structural timbers used have a maximum allowable sapwood content of 25%.

Anobium punctatum (Furniture Beetle) The attack from this species is encountered usually to pine timbers, mostly to flooring, wall panelling. It is seldom encountered in areas of high temperature such as roof voids and some species of pine and hardwoods have shown resistance to attack from this borer. The occurrence of attack from this species is mainly in coastal areas of high humidity and more even temperatures. Sustained attack to drier areas is/are and in most cases involves the transportation of attacked timber into these areas. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

J Calymmaderus incisus (Queensland Pine Beetle)

This species is similar to *Anobium punctatum* (furniture beetle), with attack seldom occurring outside of the north coast of New South Wales and in Queensland. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

NOTE:

Where visible evidence of damage caused by borers is reported, this is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. It should also be noted that some degree of damage, including hidden damage, might be present. This inspection is only an assessment of visible borer damage. In some cases the evidence may not be apparent until significant damage has occurred. This document is not a structural report and accordingly, if it reveals evidence of borer infestation and/or damage, it is recommended that a competent inspection by a qualified and licensed

structural engineer or building consultant be obtained as soon as possible to determine the extent of any damage. If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

1. The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest. Unless written evidence of a preventative program is currently in place in accordance with Australian Standard AS 3660 protection of buildings from subterranean termites - prevention, detection and treatment of infestation, installation or retreatment should always be considered to prevent further attack. If a warranty is in effect the firm that issued the termite warranty or service agreement should be contacted.

2. The current status of the infestation i.e. is the affected area still active?

CONDUCTIVE CONDITIONS OVERVIEW

This Summary of Conducive Conditions is supplied to the customer to inform of conditions present on the day of inspection that enable/encourage the activity of timber pests. Reducing or eliminating these conducive conditions will help prevent Timber Pest activity.

The following items heighten your risk of timber pest attack. The risk level stated below is based on the conditions found at the time of the inspection and should the recommendations be carried out the risk level will decrease:

RECOMMENDATIONS:: ITEM 1

Findings:

Stored goods are preventing access
Stored goods are limiting visual inspection
Existing timber pest damage found
High levels of moisture detected
Timber debris on subfloor soil
Parts of subfloor are inaccessible
Subfloor ventilation appears inadequate
Subfloor drainage appears to be inadequate
Parts of roof void are inaccessible
Termite susceptible items stored on the ground
Slab edge inspection zone is covered
Gutters are blocked and/or leaking
Termite susceptible tree/s on the property

Overall risk of timber pest attack is:

Extremely high

Inspection frequency recommendations

Annually

Termite treatment recommendations

Recommend a termite chemical management system

Due to the findings in this report, we recommend you consider having a termite chemical management system installed.

GENERAL COMMENTS

General comments:

Recommend replacing weathered timber to internal, external and subfloor spaces where applicable. Additionally all previously termite damaged areas to be excavated and replaced where necessary with adequate protection completed to surrounding concrete slab and penetrations.

TECHNICIAN SIGNATURE

Technician Signature



Signed by: Joshua Franks-Slater - L011745
07/10/2026 6:01 pm