

# Graphic Property Reports Pty Ltd

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## PRE-PURCHASE STANDARD TIMBER PEST REPORT

Report number:

Inspection date:

Property address:

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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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**The parties:**

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Name of Client:

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Name of Principal (if applicable):

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n/a

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Address of Client:

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Client's email or telephone number:

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Company name:

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Graphic Property Reports Pty Ltd

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Company email:

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info@propertyreports.net.au

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Company telephone number:

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4322 5400

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Pre-engagement inspection  
agreement number (if applicable):

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\* If payment not received and recovery action is taken the person/s name in this report will incur all costs.\*

## **Section A : RESULTS OF INSPECTION - summary**

This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of active (live) termites **Yes/No**

Evidence of termite activity (including workings) and/or damage **Yes/No**

Evidence of a possible previous termite management program **Yes/No**

The next inspection to help detect any future termite attack is recommended **Yes/No**

Evidence of chemical delignification damage **Yes/No**

Evidence of fungal decay activity and/or damage **Yes/No**

Evidence of wood borer activity and/or damage **Yes/No**

Evidence of conditions conducive to timber pest attack **Yes/No**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered **Low/Moderate/Mid to High/High**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

**Section B : GENERAL****General description of the property:**


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 Building type:

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 .....

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 Number of storeys:

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 .....

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 Main building – floor construction:

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 .....

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 Main building – wall construction:

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 .....

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 Main building – roof construction:

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 .....

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 Other (timber) building elements:

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 .....

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 Occupancy status:

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 .....

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 Orientation (to establish the way the property was viewed):

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 .....

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 Prevailing weather conditions at the time of inspection:

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 .....
**Section C : ACCESSIBILITY****Areas inspected:**

The inspection covered the Readily Accessible Areas of the property: **Building interior, Building exterior, Roof space, Subfloor Space, Site (including any timber structures).**

**Areas not inspected:**

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not “considered practical” to gain access to them.. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

**Strata or company title properties:**

**Not applicable.**

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?

**No.**

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

**No.**

NOTE. If the inspection was limited to assessing the interior of a particular unit, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of an Inspection of Common Areas Report which is adequately specified.

**Obstructions:**

**The following may conceal timber pest attack:**

BUILDING INTERIOR: Fixed ceilings, wall linings, floor coverings, furniture, stored articles

BUILDING EXTERIOR: Brickwork, Wall linings

ROOF SPACE: Thermal insulation, Sarking, low areas, a/c ducting

SUBFLOOR SPACE: Stored items

THE SITE: Vegetation

OUTBUILDING: N/A

**Inaccessible areas:**

**List of areas that were inaccessible and reason why**

**Undetected timber pest risk assessment:**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

**Low/Moderate/Mid to High/High**

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

## **Section D : SIGNIFICANT ITEMS**

The following items were reported on in accordance with the Scope of Inspection.

### **Timber pest attack:**

Evidence of timber pest activity and/or timber pest damage:

D1 Active (live) termites – include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found

#### **EVIDENCE OR NO EVIDENCE**

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

D2 Subterranean termite management proposal

**A proposal is recommended. OR proposal not recommended**

**Installation of termite prevention systems whether by a barrier or monitoring system, by a licensed timber pest specialist is strongly recommended for this property. This should include regular annual inspections. Contact this consultant.**

D3 Termite workings and/or damage

#### **EVIDENCE OR NO EVIDENCE**

D4 Previous termite management program

#### **EVIDENCE OR NO EVIDENCE**

We highly recommend that the purchaser asks the question of the vendor or the vendor's agent if they know of any history of termite infestation or treatments to this property.

D5 Frequency of future inspections

The next inspection to help detect termite attack is recommended **in how many months**

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

D6 Chemical delignification

#### **EVIDENCE OR NO EVIDENCE**

D7 Fungal decay

#### **EVIDENCE OR NO EVIDENCE**

D8 Wood Borers

#### **EVIDENCE OR NO EVIDENCE**

**Conditions conducive to timber pest attack:**

Evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests:

D9 Lack of adequate subfloor ventilation <b>EVIDENCE OR NO EVIDENCE</b>
D10 The presence of excessive moisture <b>EVIDENCE OR NO EVIDENCE</b>
D11 Bridging or breaching of termite barriers and inspection zones <b>EVIDENCE OR NO EVIDENCE</b>
D12 Untreated or non-durable timber used in a hazardous environment <b>EVIDENCE OR NO EVIDENCE</b>
D13 Other conditions conducive to timber pest attack <b>EVIDENCE OR NO EVIDENCE</b>

**Section E : CONCLUSION**

The following Timber Pest remediation actions are recommended:

1. **Yes/No** treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures **Yes/No**
3. **Yes/No** removal of Conditions Conducive to Timber Pest Attack is necessary.
4. The next inspection is recommended **in how many months**

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.



## Definitions to help you better understand this report:

**“Timber Pest Attack”** Timber Pest Activity and/or Timber Pest Damage.

**“Timber Pest Activity”** Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

**“Timber Pest Damage”** Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

**“Conditions Conducive to Timber Pest Attack”** Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

**“Readily Accessible Areas”** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

**“Client”** The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

**“Timber Pest Detection Consultant”** A person who meets the minimum recommended competency standard set out in Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports.

**“Building and Site”** The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

**“Timber Pests”** One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) *Chemical Delignification* - the breakdown of timber through chemical action.
- (b) *Fungal Decay* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) *Wood Borers* - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) *Termites* - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

**“Tests”** Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

**“Instrument Testing”** Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

**“Subterranean Termite Management Proposal”** A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

### **Terms on which this report was prepared:**

**SERVICE** As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Pre-Purchase Standard Timber Pest Report”.

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernable at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

**ACCEPTANCE CRITERIA** Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. The Consultant does not warrant that a 'visual only' inspection completely complies with Australian Standard AS 4349.3 "Inspections of Buildings. Part 3: Timber Pest Inspections", and may be of limited use to the Client. In addition to a visual inspection, AS 4349.3 recognises to better assess timber pest activity and damage requires the consultant to carry out when ever necessary appropriate tests with instruments.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
5. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
7. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
8. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
9. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

### **Special conditions or instructions:**

There are no special conditions or instructions.

## **Section F : RISK MANAGEMENT OPTIONS**

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

## **Section G : Additional comments**

**The following additional comments are noted:**

*It is recommended a full chemical barrier and or in-ground monitoring stations be installed to the property with regular 12 monthly inspections. Contact this consultant.*

## **Section H : Annexures to this report**

**There are no annexures to this report.**

## **Section I : Contact the consultant**

Please feel free to contact the Consultant who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report then you should immediately contact the Consultant and have the matter explained to you. If you have any questions at all or require any clarification then contact the Consultant prior to acting on this Report.

\*If payment is not received and recovery action is required the person/s named in this report will incur all costs.\*

The Inspection and Report was carried out by: Graphic Property Reports Pty Ltd

Dated:

**IF RECTIFICATION WORK NEEDS TO BE CARRIED OUT, WE ARE AVAILABLE TO  
PROVIDE FREE QUOTES ON ANY OR ALL WORKS.**