

Pre-Purchase Inspection - Residential Timber Pest Report
Check Sheet

DO NOT ISSUE TO CLIENT

Property Address:

Date of the Inspection:

SUMMARY

ACCESS

Are there any Area(s) and/or Section(s) to which **Access** should be gained: ☐ **YES** ☐ **NO**

TIMBER PEST ACTIVITY

Were active **Subterranean termites (live specimens)** found: ☐ **YES** ☐ **NO**

Was visible evidence of **Subterranean termite workings or damage** found: ☐ **YES** ☐ **NO**

Was visible evidence of **borers of seasoned timbers** found: ☐ **YES** ☐ **NO**

Was visible evidence of damage caused by **wood decay (rot) fungi** found: ☐ **YES** ☐ **NO**

Were any **major safety hazards** found?: ☐ **YES** ☐ **NO**

DETECTED THERMAL ANOMALIES (IRREGULARITIES)

Were **Thermal Anomalies (irregularities)** found: ☐ **YES** ☐ **NO**

In our opinion, the **susceptibility** of this property to **timber pests** is considered to be:

☐ **Moderate** ☐ **Moderate to High** ☐ **High** ☐ **Extremely High**

INSPECTION DETAILS

Weather: ☐ Fine ☐ Overcast ☐ Raining

DESCRIPTION OF THE PROPERTY INSPECTED

☐ Domestic ☐ Commercial ☐ Single storey ☐ Two storey ☐ Split level ☐ Multi storey ☐

☐ Full brick ☐ Brick veneer ☐ Weatherboard ☐ Permalum clad ☐ Fibro clad ☐ Vinyl clad

☐ Hardiplank ☐ Concrete block ☐ Concrete panel ☐ Harditex ☐

☐ Cottage ☐ Duplex ☐ Villa ☐ Townhouse ☐ Strata unit ☐

☐ Concrete slab ☐ Timber floor with concrete areas ☐ Sheet flooring with concrete areas

☐ Timber floor / sheet flooring with concrete areas ☐ Suspended slab ☐

☐ Brick piers ☐ Concrete piers ☐ Timber piers ☐ Metal posts ☐ Sandstone ☐

☐ Tile roof ☐ Metal roof ☐ Fibro roof ☐ Slate roof ☐ Shingle roof ☐

AREAS INSPECTED AND RESTRICTIONS

Areas Inspected were:

☐ Roof space ☐ Subfloor ☐ Interior ☐ Exterior ☐ Garage ☐ Outbuilding ☐ Grounds

Areas NO REASONABLE ACCESS:

☐ **Roof void** ☐ Skillion ☐ Vaulted ☐ No access panel ☐
☐ **Subfloor** ☐ Slab ☐ Solid fill ☐
☐ **Interior** ☐
☐ **Exterior** ☐
☐ **Garage** ☐
☐ **Outbuilding** ☐
☐ **Fences** ☐
☐ **Grounds** ☐

Areas OBSTRUCTED were:

☐ **Roof void** ☐ Insulation ☐ Sarking ☐ A/C ducting ☐ Stored items ☐ Bonded blanket ☐
☐ **Subfloor** ☐ Stored items ☐
☐ **Interior** ☐ Stored items ☐
☐ **Exterior** ☐ Stored items ☐ Building materials ☐
☐ **Garage** ☐ Stored items ☐ Excess stored items ☐
☐ **Outbuilding** ☐ Stored items ☐ Excess stored items ☐
☐ **Fences** ☐ Vegetation ☐
☐ **Grounds** ☐ Vegetation ☐

RECOMMENDATIONS TO GAIN ACCESS

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: ☐ N/A

☐

Building Furnished: ☐ YES ☐ NO

SUBTERRANEAN TERMITES

Were active termites (live insects) found: ☐ **YES** ☐ **NO**

Location: ☐

A termite nest found: ☐

The termites are: ☐ *Coptotermes* ☐ *Schedorhinotermes* ☐ *Nasutitermes* ☐ *Heterotermes* ☐
potential to cause ☐ **Moderate to extensive** ☐ **Extensive to Severe** amounts of damage

Visible evidence of subterranean termites ☐ **YES** ☐ **NO**

Evidence of subterranean termites: ☐

Damage caused ☐ **Moderate** ☐ **Moderate to Extensive** ☐ **Extensive to Severe**

Does its presence represent a Major Safety Hazard?: ☐ **YES** ☐ **NO** (Reason & Recommendation):

DETAILS OF THERMAL IMAGING INSPECTION

Weather: ☐ Fine ☐ Overcast ☐ Raining Time of day:

Were thermal anomalies found: ☐ **YES** ☐ **NO** ☐

Recommendations: ☐

Was evidence of a previous termite treatment found: ☐ **YES** ☐ **NO**

☐ Treatment carried out at time of construction ☐ Signs of Dusting

☐ Drill Holes in perimeter paths ☐ Drill Holes in garage slab ☐

Was a Durable Notice located: ☐ **YES** ☐ **NO** ☐ Meter Box ☐ Subfloor joist ☐

Subterranean termite treatment recommendation:

☐ **Not Essential** ☐ **Essential** ☐ **Strongly Recommended** **COST \$**

Degree of risk of Subterranean termite infestation:

☐ **Moderate** ☐ **Moderate to High** ☐ **High** ☐ **Extremely High**

Future inspections: ☐ **12 Months** ☐ **6 Months** ☐ **3 Months** ☐

CONDITIONS CONDUCIVE TO UNDETECTED TERMITE ENTRY

Slab Edge Exposure: ☐ **YES** ☐ **NO** ☐ **Not able to assess** ☐ **Not applicable**

Were weep holes clear: ☐ **YES** ☐ **NO** ☐ **Not applicable**

Termite Shields: ☐ **Adequate** ☐ **Inadequate** ☐ **Not applicable** ☐ **Not able to asses**

CONDITIONS CONDUCIVE TO TIMBER PEST INFESTATION

Ventilation: ☐ Adequate ☐ Inadequate ☐ Not applicable ☐ Not able to assess

Drainage: ☐ Adequate ☐ Inadequate ☐ Not applicable ☐ Not able to assess

High Moisture: ☐ Not present ☐ Present

Water Leaks: ☐ Not present ☐ Present

OTHER AREAS AND/OR SITUATIONS CONDUCIVE TO TERMITE INFESTATION

☐ Air vents covered ☐ Weep holes covered ☐ Bridging of barriers/slab edges ☐ Vegetation cover

☐ Soil level at base of cottage ☐ Soil level at base of garage ☐ Soil level at base of outbuilding

☐ Formwork/loose timbers/stored goods in subfloor ☐ Stored timbers on grounds

☐ Garden edging / sleepers ☐ Garden sleeper retaining wall ☐ Timber structures in contact with soil

☐ Leaking shower into subfloor area ☐ Leaking HWS ☐ Leaking A/C

☐ Large girth trees / stumps ☐ Influence of nearby areas

☐

BORERS OF SEASONED TIMBER

Evidence of borer: ☐ WAS NOT FOUND ☐ WAS FOUND IN:

The borers are: ☐ *Anobium punctatum* (furniture beetle) ☐ *Lyctus brunneus* (Powderpost beetle)

☐ *Calymnaderus incisus* (Queensland pine beetle)

Damage caused ☐ Moderate ☐ Moderate to Extensive ☐ Extensive to Severe

Does its presence represent a Major Safety Hazard?: ☐ YES ☐ NO (Reason & Recommendation):

FUNGAL DECAY BY WOOD DECAY

Evidence of wood decay: ☐ WAS NOT FOUND ☐ WAS FOUND IN:

Damage caused ☐ Moderate ☐ Moderate to Extensive ☐ Extensive to Severe

Does its presence represent a Major Safety Hazard?: ☐ YES ☐ NO (Reason & Recommendation):

ADDITIONAL NOTES