

Pre-Purchase Timber Pest Inspection Report - Australian Standard AS4349.3-2010 Inspection of Buildings Part 3



Inspection Details

Property Address: 95 Steerforth Drive Coodanup WA 6210
Client: Warren Sawyer **Date of the Inspection:** 28th March 2025
Persons in Attendance: Home Owner **Weather Conditions:** Sunny

Description and Identification of the Property Inspected

Structure Type:	Freestanding House
Structure Orientation:	North
Is the Building Furnished:	Yes
Construction Type:	Cavity Brick
Flooring Type(s):	Concrete Slab
Pier Type:	Not Applicable
Roof Structure(s):	Pitched Timber
Roof Covering(s):	Tiles
Roof Void Insulation:	Yes
Last record of timber pest treatment to home: (Durable Notice in meter box):	1989

SUMMARY OF TERMITE DAMAGE OR ACTIVITY

- Was there any **live** termite activity found to the **main Residential Building**? No
- Was there any **previous** activity found to the **main Residential Building**? No

- | | |
|--|-----|
| • The Interior of the building | No |
| • The Roof Interior | No |
| • The Exterior of the Residential Building | No |
| • The Subfloor | N/A |

- Was there any **live activity** or **previous damage** to **areas beyond** the main Residential Building - No

This summary must be read in conjunction with the full report detail and inspection agreement.

Information regarding Fungal Decay and Wood Rot, along with Conductive Conditions and Recommendations are detailed further in the report.

SCOPE OF INSPECTION

The purpose of the inspection is to identify the current and previous activity of all timber pests within the property at the time of the inspection. The inspection and reporting is limited to AS4349.3-2010 and the terms and conditions outlined in the agreement. If it is more than 30 days from the inspection date for a Pre-Purchase Inspection, a new inspection and report is needed.

Important: Strata Title - Unless otherwise noted, Common Areas are outside the Scope of this Report.

LIMITATIONS

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected (if applicable):** The building interior, roof interior, exterior of the building, sub-floor, site.
- **Areas NOT Inspected:** under floor coverings, under concrete floors, inside cavity / stud walls, low or inaccessible areas of sub-floor, inaccessible or insulated areas of roof void, where air-conditioning plant and ducting may restrict access in the roof void, behind loose or built-in furniture.

INSPECTION FINDINGS (Description and Location of the Inspector's findings)

1. THE INTERIOR OF THE BUILDING

If present the following areas were inspected: Walls, skirtings, built-in cabinets and timber mouldings.

No timber pests found

2. THE ROOF INTERIOR

If present the following areas were inspected: Ceiling frame and roof frame.

No timber pests found

3. THE EXTERIOR OF THE RESIDENTIAL BUILDING

If present the following areas were inspected: Exterior walls only.

No timber pests found

4. THE SUB FLOOR

If present the following areas were inspected: Post, bearers, joists and flooring.

Not Applicable

5. SITE AREAS INSPECTED BEYOND THE RESIDENTIAL BUILDING

If present the following other areas were inspected: Timber structures, stumps and fences.

No timber pests found

6. FUNGAL DECAY AND WOOD ROT

No fungal decay or wood rot was found.

7. CONDITIONS THAT ARE CONDUCTIVE 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 timber pest attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed timber pest attack. Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain. These conditions can also deteriorate and dilute the chemical termite treatment if applicable.

There were conducive conditions found and the details are:



Hot water unit and/or Air Conditioning unit/s overflow next to building.



Garden beds/vegetation against the building provide a conducive condition for termite activity.



Timber's in contact with the ground.



Some down pipes discharge next to the home.
Recommend connecting all down pipes to stormwater system.

8. OPINION REGARDING SUSCEPTIBILITY OF THE BUILDING TO TIMBER PESTS

Opinion regarding susceptibility of the building to timber pests, based on information available on last treatment, conducive conditions and construction type is: **HIGH**.

9. SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION

A management program in accordance with AS 3660-2:2017 to protect against subterranean termites is considered to be essential. We strongly recommend that a full inspection and written report in accordance with AS 3660-2:2017 is conducted at this property every **12 months**.

10. RECOMMENDATION FOR FURTHER INSPECTIONS

No

11. GENERAL COMMENTS

Recommend having a perimeter barrier treatment installed. Large quantities of stored personal belongings obstructed visual inspection to various areas. No active termites found on the day of inspection.

12. TREATMENT OF ACTIVITY

No timber pest treatment was carried out on the day of inspection.

If a treatment has been recommended or is needed at any time in the future, any such treatment should be carried out by a qualified and licensed Timber Pest Technician.

Please click [here](#) to read information about termite treatments.

13. TERMS & LIMITATIONS / 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.

THIS IS A VISUAL INSPECTION ONLY 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.

14. 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, during 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.

15. 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.

16. 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.

17. 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 their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

18. 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 the 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 Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

19. DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

20. COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to

visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection. If You are not satisfied with our response, You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

NOTE: IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods. ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and there is at least 600mm x 600mm of space to crawl. SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and 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.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance 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 inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

The Inspection was carried out and Report written by:

Dave Finnimore - Mobile 0411 244 943