



PRE-PURCHASE STANDARD TIMBER PEST REPORT

Report number:	30812
Inspection date:	13 May 2026
Property address:	23 Malcolm Street Bluff Point Geraldton WA 6530



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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.

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.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"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 area 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 skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"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 and stumps with a diameter greater than 100 mm 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 "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 discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

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. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. 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.

3. 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.
4. 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.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. 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.
7. 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.
8. 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 maybe the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

No

The Parties

Name of Client:	Jennifer Orr
Name of Principal (if applicable):	
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Client's email:	orr_jennifer@yahoo.com.au
Client's telephone number:	0417 494 196
Consultant's name:	Christopher Smith
Consultant's licence number (if applicable):	8481
Company Name:	PEST-A-KILL WA
Company address and postcode:	PO BOX 2292, GERALDTON WA 6531
Company email:	mail@pestakill.com.au
Company telephone number:	08 9965 3330
Pre-engagement inspection Agreement number (if applicable):	

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	Was not found.
Evidence of termite activity (including workings) and/or damage	Was found - see Item D3.
Evidence of a possible previous termite management program	Was not found.
The next inspection to help detect any future termite attack is recommended	12 Months.
Evidence of chemical delignification damage	Was not found.

Evidence of fungal decay activity and/or damage	Was not found.
Evidence of wood borer activity and/or damage	Was not found.
Evidence of conditions conducive to timber pest attack	Was found. See Items D9 - D13.
Evidence of major safety hazards	Was not found.
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:	Moderate to High - see Section C.

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

Building type:	Detached house
Number of storeys:	Two Storey
Main building - floor construction:	Slab on ground
Main building - wall construction:	Brick veneer (timber framed), Full brick
Main building - roof construction:	Timber framed

Other (timber) building elements:	Internal timber joinery, Timber door frames , Timber window frames
Occupancy status:	Occupied and, furnished
Orientation (to establish the way the property was viewed):	East
Prevailing weather conditions at the time of inspection:	Dry

Section C Accessibility

Areas inspected

The inspection covered the following Readily Accessible Areas of the Building and Site:	Building interior, Building exterior, Roof space, The Site
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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

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?	No
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Only if yes above, was the inspection limited to assessing the interior and immediate exterior of a particular unit?	No
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Only if yes above, the inspection was limited to assessing the interior and immediate exterior of the unit

NOTE. Unless the common property is also inspected, this report is confined to the interior and immediate exterior of a unit dwelling only. This may be of limited value to the Client as It does not provide any authority that the unit and its associated premises is free from past, current and observable timber pest risks within the limits otherwise set out in this report.

In addition, the Client may have additional liability for Timber Pest Attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report Which is adequately specified.

Obstructions

Building Interior:	Floor coverings , Wall linings , Fixed ceilings , Furniture , Stored articles
Building Exterior:	
Roof Exterior:	
Roof Space:	
Subfloor Space:	
Outbuildings:	
Site:	
Additional Comments:	

Inaccessible areas

Were there any normally accessible areas that did not permit entry?	No
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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:	Moderate-High.
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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

Were live termites found?	No
Was a termite nest found?	No
Have any specimens been collected for the purpose of positive identification?	No
The genus or species has been positively identified as	
Details (include location of live termites found and any recommendation for further expert advice):	

D2 Subterranean termite management proposal

A proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or help manage the risk of concealed subterranean termite access to buildings and structures.

Is a Subterranean Termite Management Proposal recommended?	Yes (As per D5)
Is this Consultant engaged to provide a management proposal?	No

NOTE 1. If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client. See also Clause A.1 - Exclusion No.1.

NOTE 2. If this Consultant is not providing a management proposal, but a proposal is recommended above, then the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.

D3 Termite workings and/or damage

Was evidence of termite workings or damage found?	Yes
The extent of any visible damage appears:	Localised - see Details and Recommendation below.

Details - indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:

Termite workings/damage to tree stumps and fence timbers.



D4 Previous termite management program

Was evidence of a possible previous termite management program found?

No

Details:

D5 Frequency of future inspections

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.

The next inspection to help detect termite attack is recommended in:

12 Months.

D6 Chemical delignification

Was evidence of Chemical Delignification found?

No

The extent of any visible damage appears:

Details (include the location and any recommendation for further expert advice):

D7 Fungal decay

Was evidence of Fungal Decay found?

No

The condition of the timber appears:	
The extent of any visible damage appears:	
Details (include the location and any recommendation for further expert advice):	

D8 Wood borers

Was evidence of Wood Borers found?	No
The Wood Borer is believed to be:	
The extent of any visible damage appears:	
Details (include the location and any recommendation for further expert advice):	

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

D9 Lack of adequate subfloor ventilation

Was evidence of a lack of adequate ventilation found?	Not Applicable
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	

D10 The presence of excessive moisture

Was evidence of the presence of excessive moisture found?	No
Were high moisture readings obtained using a moisture meter?	No

Was evidence of mould growth found?	No
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Details (include the location and any recommendation for further expert advice e.g. from a licensed a plumbing contractor)	
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D11 Bridging or breaching of termite management systems and inspection

'Bridging' is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. 'Breaching' is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls?	Yes
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Was evidence of bridging or breaching found?	No
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Include any visible evidence of bridging or breaching or slab edges obstructed by:	
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Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	Not all weep holes visible.
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D12 Untreated or non-durable timber used in a hazardous environment

This condition may include, but is not limited to, earth-wood or damp masonry-wood contact. Was evidence of untreated or non-durable timber used in a hazardous enviornmnet found?	Yes
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Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	Tree stumps, fence timbers and garden timbers.
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D13 Other conditions conducive to timber pest attack

For example: evidence of non-existent or defective termite shields installed to isolate piers; storage of timber and stored goods under/adjacent to the building; tree stumps and vegetation in subfloor spaces; cracks in concrete slabs or foundations; defective flashings, downpipes and guttering; absent or ineffective moisture barriers; poor subfloor drainage; water entry points; etc.

Was evidence of any other condition conducive to timber pest attack found?	No
Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):	

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

D14 Major safety hazards

Was evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard observed:	No
Details - including the location and any recommendations for further expert advice e.g. from a licensed building contractor:	

Section E Conclusion

The following Timber Pest remediation actions are recommended:

1: Following treatment of Timber Pest Attack is required	No
2: In addition to this Report a written Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is	Recommended (As per D2 & D5)

3: Removal of Conditions Conducive to Timber Pest Attack is necessary.	Yes (As per section G)
4: Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in	12 Months

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

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 management system. However, AS 3660 stresses that subterranean termites can bridge or breach management 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:	To reduce the possibility of timber pest attack, avoid timber being in contact with the soil wherever possible. , Termites are attracted to moisture and as such you should avoid causing moist damp areas close to the house.
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Section H Annexures to this report

There are no annexures to this report.

Section I Recommendation

Section J Certification

This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Authorised Signatory:	<i>C Smith</i>
Name:	Christopher Smith
Date of issue:	13/05/2026