EP

Example Pest Co

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PRE-PURCHASE TIMBER PEST

Inspection Report

Prepared with reference to

AS 4349.3-2010 — Timber Pest Inspections

PROPERTY INSPECTED

7 Banksia Drive, Epping NSW 2121

CLIENT
Sam Taylor

INSPECTION TYPE
Pre-Purchase — Timber Pest

INSPECTOR
Alex Example

PEST LICENCE NO.
NSW 000000

DATE OF INSPECTION
13 November 2026

REPORT REFERENCE
SY-20261113-7823 · Version 1

RISK OF TERMITE ATTACK

HIGH

BASED ON

live termites · nest found · 2 conducive conditions · 3 areas not fully inspected

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1 CLIENT & INSPECTION DETAILS

CLIENT

CLIENT NAME	Sam Taylor

THE INSPECTION

PROPERTY INSPECTED	7 Banksia Drive, Epping NSW 2121		
INSPECTION DATE	13 November 2026	INSPECTION TYPE	Pre-Purchase — Timber Pest
WEATHER CONDITIONS	Fine and dry	TOOLS USED	Moisture meter and sounding tool
APPLICABLE STANDARD	AS 4349.3-2010 — Timber Pest Inspections		
REPORT REFERENCE	SY-20261113-7823 · Version 1		

INSPECTION PROVIDER

INSPECTING COMPANY	Example Pest Co	PEST CONTROL LICENCE	NSW 000000
ABN	00 000 000 000	COMPANY PHONE	0400 000 000
COMPANY EMAIL	office@example.com	INSPECTOR	Alex Example
INSPECTOR LICENCE NO.	NSW 000000		

> *This report describes the property as it was on the day of the inspection. If it is relied on more than 30 days after that date, the property should be re-inspected first, because timber pest activity can start or spread in that time.*

> *The inspection covered the main building, and the other buildings, structures, fences and trees on the site within 30 metres of the main building and within the property boundaries. Anything further away was not inspected unless this report says it was.*

2 SUMMARY

ACCESS		
Were there temporary obstructions? The interior, subfloor and roof void	YES	See Section 5
Was access restricted (permanent or locked)?	NO	See Section 5
High risk areas to which access should be gained? Back section of the subfloor, not inspected because stored items block access; the interior and roof void	YES	See Section 5
Invasive inspection recommended?	NO	See Section 5
ACTIVITY		
Live termites found? Gum tree in the backyard, about 15 m from the house	YES	See Section 6
Termite nest found? Gum tree in the backyard, about 15 m from the house	YES	See Section 6
Termite workings or damage found? Gum tree in the backyard, about 15 m from the house; subfloor, rear bearer and the joist above it, under the back room	YES	See Section 6
Borers found?	NO	See Section 6
Wood decay (rot) found?	NO	See Section 6
Chemical delignification found?	NO	See Section 6
Evidence of a previous termite treatment?	NO	See Section 6
SAFETY & RISK		
Builder or engineer referral?	NO	See Section 6
Conditions conducive to timber pests? Elevated moisture; timber in contact with soil	2 FOUND	See Section 7
Termite treatment recommended? Treat the active termites in the backyard tree; install a termite baiting system (8 stations)	YES	See Section 8
Risk of termite attack Based on live termites, nest found, 2 conducive conditions, 3 areas not fully inspected	HIGH	See Section 8
Next inspection In 3 months, then every 12 months	3 MONTHS	See Section 8

WHAT TO DO NEXT

1. Termite treatment: Treat the active termites in the backyard tree; install a termite baiting system (8 stations).
2. Fix the conditions that attract termites: elevated moisture; timber in contact with soil.
3. Provide access to the interior, subfloor and roof void for a follow-up inspection.
4. Next timber pest inspection in 3 months, then every 12 months.

> *This summary gives the main results only. Read the full report, including the areas that could not be inspected, the limitations and the terms, before relying on it.*

3 ABOUT THE PROPERTY

STRUCTURE TYPE	Single storey house	WALL CONSTRUCTION	Double brick
FLOOR TYPE	Suspended timber floor	ROOF TYPE	Tiled roof, timber framed
ORIENTATION	North	YEAR / PERIOD OF CONSTRUCTION	1965–1985
OCCUPANCY STATUS	Occupied and furnished	TERMITE HISTORY	None known

Built in this period: it may contain asbestos. This is not an asbestos inspection, nothing was tested or disturbed, and no opinion is given on it. Have a licensed asbestos assessor check before work that disturbs building materials.

Occupied and furnished: furniture, stored goods and floor coverings hid parts of the walls and floors, where timber pest activity or damage may be concealed.

TERMITE MANAGEMENT SYSTEM

EXISTING SYSTEM	No System Found	DURABLE NOTICE PRESENT (METER BOX)	NO

4 AREAS INSPECTED

Each area of the property, how much of it could be inspected, and whether timber pest evidence was found there. Why an area could not be fully inspected is set out in Section 5.

THE INTERIOR	Inspected with limits (see Section 5). No visible evidence of timber pests found.
THE EXTERIOR	Inspected. No visible evidence of timber pests found.
SUBFLOOR	Inspected with limits (see Section 5). Timber pest evidence found, see Finding 2 (subfloor, rear bearer and the joist above it, under…).
ROOF VOID	Inspected with limits (see Section 5). No visible evidence of timber pests found.
THE SITE	Inspected. Timber pest evidence found, see Finding 1 (gum tree in the backyard, about 15 m from the house).
FENCES	Inspected. No visible evidence of timber pests found.

5 AREAS UNABLE TO BE INSPECTED, AND WHY

OBSTRUCTIONS: TEMPORARY, AT THE TIME OF INSPECTION

THE INTERIOR	Partly inspected, obstructed by furniture or fittings
SUBFLOOR	Partly inspected, obstructed by stored items
ROOF VOID	Partly inspected, obstructed by low clearance
RESTRICTED ACCESS: PERMANENT RESTRICTION OR LOCKED ENTRY	None

HIGH RISK AREAS TO WHICH ACCESS SHOULD BE GAINED, OR FULLY GAINED

ACCESS SHOULD BE GAINED TO	Back section of the subfloor, not inspected because stored items block access; the interior and roof void

These areas may show evidence of timber pest activity or damage. Access should be gained, or fully gained, and a further inspection carried out. Until then it must be assumed that timber pest activity or damage may exist in them.

INVASIVE INSPECTION RECOMMENDED	**NO**

6 FINDINGS

TERMITES

TERMITE FINDING 1

LIVE TERMITES PRESENT

SPECIES / GENUS
Species not identified — further investigation required

LOCATION OF ACTIVITY
Gum tree in the backyard, about 15 m from the house

DAMAGE / WORKINGS DESCRIPTION
Live termites in the tree; timbers around the base of the tree eaten out; possible nest in the tree

TERMITE NEST FOUND?
YES

TERMITE FINDING 2

EVIDENCE ONLY — NO LIVE TERMITES

LOCATION OF ACTIVITY
Subfloor, rear bearer and the joist above it, under the back room

DAMAGE / WORKINGS DESCRIPTION
Termite workings on the rear bearer and joist; no damage visible

TERMITE NEST FOUND?
NO

BORERS, WOOD DECAY & CHEMICAL DELIGNIFICATION

BORERS OF SEASONED TIMBER	**NONE**
WOOD DECAY FUNGI (ROT)	**NO**
CHEMICAL DELIGNIFICATION	**NO**

PREVIOUS TERMITE TREATMENT

EVIDENCE OF PREVIOUS TREATMENT	**NO**

> *This inspection describes the location and visible extent of timber pest activity only. It does not assess structural damage severity — a licensed builder or structural engineer must be engaged for that purpose. Where live termites are found, concealed activity must be assumed in all areas not inspected.*

7 CONDUCIVE CONDITIONS

Conditions that make timber pest attack more likely. Each one found is explained, and should be fixed.

MOISTURE, DRAINAGE & VENTILATION

WATER LEAKS	NO
MOISTURE DETECTED	YES

Damp timber and building elements attract termites and let wood decay start.

MOISTURE METER READING	28% — Back room
MOISTURE METER READING	15% — Bathroom
MOISTURE METER READING	14% — Kitchen

CONSTRUCTION & PHYSICAL BARRIERS

TIMBER-TO-SOIL CONTACT	YES

Timber touching the soil gives termites a hidden way into the timber, and from there into the building.

SLAB EDGE EXPOSURE	N/A
WEEP HOLES	CLEAR

8 RECOMMENDATIONS & RISK

RISK OF TERMITE ATTACK

HIGH

AS 4349.3-2010

The risk of termite attack is the inspector's opinion of how susceptible the property is to termite attack, from what was found, the conducive conditions and the areas that could not be inspected. It is not a rating of any termites found.

TREATMENT RECOMMENDED	YES
TREATMENT TYPE	Treat the active termites in the backyard tree; install a termite baiting system (8 stations)
RE-INSPECTION INTERVAL	Next inspection in 3 months, then every 12 months

Note: standard home and contents insurance policies in Australia typically do not cover damage caused by termites or other timber pests. Treatment and any resulting repairs are generally the responsibility of the property owner.

9 SCOPE, LIMITATIONS, DEFINITIONS & TERMS

SCOPE AND LIMITATIONS

This was a visual, non-invasive inspection of the property for evidence of timber pest activity, damage, and conditions conducive to timber pest attack. It was carried out by a licensed timber pest inspector with reference to the applicable Australian Standard, and is limited to those areas and sections of the property that were safely and reasonably accessible at the time of inspection.

What timber pests are covered?

This inspection covers subterranean termites (white ants), drywood termites, wood borers, wood decay fungi (rot) and chemical delignification where evidence is observable in accessible areas. These are the timber pests defined in AS 4349.3-2010.

What does "non-invasive" mean?

This inspection does not involve moving furniture, lifting floor coverings, cutting into walls, removing ceiling linings, dismantling built-in cabinetry, or any other action that could cause damage to the property or its contents. The inspector uses visual observation, a probe or screwdriver for tapping and sounding, and a moisture meter where appropriate. Splinter testing of structural timbers in the subfloor or roof void may be carried out where it can be done safely and with the property owner's consent.

What is "Reasonable Access"?

Areas were inspected where there was safe and reasonable access, as applied under AS 4349.3-2010: they can be reached safely, without cutting access holes or removing, moving or dismantling anything. The sizes that apply to the roof void, roof exterior and subfloor are under Reasonable Access in the definitions. Areas that did not meet these are outside the scope of this inspection and are listed in the report.

Does this inspection guarantee the property is free of termites?

No. A visual, non-invasive inspection of this type cannot detect timber pest activity or damage concealed within walls, under floors, inside structural timbers, or in any area that was not accessible at the time of inspection. Termites frequently operate within concealed spaces without external evidence. This report reflects the observable condition of the property at the specific date and time of inspection only. Regular professional re-inspections are the most effective ongoing protection available.

DEFINITIONS

Timber Pests:
Subterranean termites, drywood termites, borers of seasoned timber, wood decay fungi (rot) and chemical delignification, as defined in AS 4349.3-2010.

Chemical Delignification:
The breakdown of timber by chemicals, often from salt air or industrial or chimney emissions, which leaves the surface of the timber looking furry or fibrous.

Visual Inspection:
An inspection conducted by an inspector who uses their unaided visual faculties, and may use a probe, screwdriver, or moisture meter, to observe accessible areas of the property for evidence of timber pest activity, damage, and conducive conditions.

Reasonable Access:
Safe access to an area without cutting access holes or removing, dismantling or disturbing fixed or stored items. Roof void: an access hole of at least 500 mm × 400 mm, reachable with a 3.6 m ladder, and at least 600 mm × 600 mm of crawl space. Roof exterior: reachable with a 3.6 m ladder placed on the ground. Subfloor: an access hole of at least 500 mm × 400 mm and at least 400 mm of crawl space beneath the lowest bearer, or 500 mm beneath the lowest part of a concrete floor.

Readily Accessible Area:
An area that can be inspected without moving furniture, stored goods, floor coverings, wall or ceiling linings, insulation, or personal possessions.

Obstructions:
An area, or part of one, that could not be fully inspected because of temporary obstructions at the time of inspection, such as furniture, stored goods, floor coverings, insulation, vegetation, or low clearance in the subfloor or roof void. The inspector is not required to move obstructions.

Restricted Access:
An area that could not be inspected because of a permanent restriction or locked entry, such as a locked room, a subfloor with no access opening, a roof with no roof void, or a part of the building beyond safe reach.

High Risk Areas:
Areas to which access was not available, or not fully available, that are considered at high risk of concealed timber pest activity. Access should be gained and these areas inspected.

Invasive Inspection:
A further inspection in which linings, floor coverings or timbers may be cut, drilled or removed to look inside them. It needs the owner's written permission and a separate agreement.

Conducive Conditions:
Conditions that may attract termites or provide conditions favourable to timber pest activity, including moisture, timber-to-soil contact, inadequate drainage and ventilation, and conditions that compromise the integrity of an existing termite management system.

Active Termites:
Live termites sighted by the inspector during the inspection.

Inactive / Evidence Only:
Evidence of termite activity, such as workings, mudding, damaged timber or galleries, where no live termites were seen at the time of inspection. It does not show when the activity happened or whether termites are still present in concealed areas, so it should be investigated further and the recommendations in this report followed.

Previous Treatment:
Signs that the property has been treated for termites before, such as drill holes in slabs or paving, dusting residue, or bait or monitoring stations. It does not show whether that treatment is still working.

IMPORTANT NOTICE

This inspection fee covers the cost of the inspection and report only. Treatment of any timber pest activity or damage identified, and any remedial work required, is not included in this fee and is the responsibility of the property owner. Standard home and contents insurance policies generally do not cover termite damage. If you have concerns about your coverage, contact your insurer directly.

TERMS AND CONDITIONS OF INSPECTION

1. Purpose and Nature of This Inspection

This report records the findings of a visual, non-invasive timber pest inspection carried out with reference to AS 4349.3-2010. The purpose is to identify observable evidence of timber pest activity, damage, and conditions conducive to pest attack within the accessible areas of the

property at the time of inspection. This is not a structural inspection, a pest control treatment, a compliance audit, or a certificate of any kind, and it does not constitute a warranty or guarantee that the property is or will remain free of timber pests or associated damage.

2. Scope of Inspection

The inspection was confined to areas that were safely and reasonably accessible at the time of the inspection. Readily accessible areas are defined in AS 4349.3-2010 as those that can be inspected without moving furniture, lifting or removing floor coverings or wall linings, breaking apart building elements, exposing concealed spaces, or causing damage to the structure or its contents. The inspector did not move, displace, or remove any floor coverings, insulation, wall linings, ceiling materials, fixed cabinetry, furniture, stored items, or personal belongings. Subfloor and roof void areas were inspected only where safe and reasonable access was available and where minimum clearance dimensions prescribed in the relevant Standard were satisfied.

3. Areas Not Inspected — Obstructions and Restricted Access

Certain areas of the property could not be inspected, or fully inspected, because of temporary obstructions, or because access was restricted by a permanent restriction or locked entry, as recorded in Section 5. It is acknowledged that timber pest activity or damage may exist within any area that could not be inspected. Where high risk areas have been identified or further investigation recommended, a follow-up inspection should be carried out once access is available. The absence of recorded findings in any area is not a representation that those areas are free of timber pest activity or damage.

4. Limitations of a Visual Non-Invasive Inspection

A visual, non-invasive inspection of the type described in AS 4349.3-2010 cannot detect activity or damage concealed within wall cavities, structural timber members, beneath floor slabs or coverings, inside hollow trees or stumps, behind fixed linings, or in any area that cannot be directly observed without causing damage. Subterranean termites are frequently active inside walls, flooring, and structural framing without any external indicators being visible. The findings of this report reflect observable conditions in accessible areas at the time of inspection only. No inspection of this nature can conclusively establish that a property is free of timber pest infestation, activity, or damage.

5. Damage Assessment — No Structural Opinion

Where timber pest damage has been recorded in this report, the description is limited to the observable location, affected building elements, and visible characteristics of the damage. The inspector is not qualified to assess the structural significance of any damage identified, and no opinion regarding structural integrity, load-bearing capacity, or engineering risk is expressed or implied in this report. Where a builder or engineer referral has been made, the client is strongly advised to engage a licensed builder or structural engineer to carry out a structural assessment before undertaking any remedial work or making decisions in reliance on that finding.

6. Conditions May Change After Inspection

The findings of this report reflect the observable condition of the property at the specific date and time of inspection. Timber pest colonies are dynamic and can expand, relocate, or establish new workings rapidly. Conditions at the property may change materially after the inspection date due to moisture fluctuations, building alterations, landscaping changes, or the natural movement of pest colonies. This report does not warrant or predict the future condition of the property, and the client is advised that regular professional re-inspections are the most effective ongoing protection measure available.

7. Insurance

Standard home, contents, and building insurance policies in Australia do not generally cover loss or damage caused by termites, timber borers, or other timber pests. Timber pest damage is typically treated by Australian insurers as gradual deterioration rather than a sudden or accidental event and is excluded from most mainstream policies. The client is encouraged to obtain written confirmation from their insurer regarding the specific extent of their coverage before acting in reliance on this report.

8. Reliance on This Report — Client Use Only

This report has been prepared exclusively for the use of the client named on the cover page of this document. It must not be provided to, or relied upon by, any third party without the prior written consent of the inspecting company. The inspecting company and inspector accept no responsibility or liability to any party other than the named client for any loss, damage, or expense arising from reliance on the contents of this report.

9. Recommended Re-inspection Frequency

AS 3660.2-2017 recommends a timber pest inspection at least every 12 months, whether or not a termite management system is installed. Where elevated risk factors are present — including proximity to bushland or trees, prior termite history at the property, high-moisture conditions in the subfloor or roof void, the presence of timber-to-soil contact, or susceptible construction materials — a six-monthly re-inspection interval is recommended. Where a termite management system is installed, follow its installer's or manufacturer's inspection interval where it asks for inspections more often than every 12 months. Failure to maintain regular inspection intervals may affect the terms of any system warranty in place.

10. Applicable Standards and Legislation

This inspection and report have been prepared with reference to AS 4349.3-2010 and, where applicable, the AEPMA (Australian Environmental Pest Managers Association) Code of Practice for Timber Pest Inspections. Termite management recommendations refer to AS 3660.2-2017 (Termite Management — In and Around Existing Buildings and Structures). Where the property is newly constructed or has been subject to recent building work, the termite management provisions of the National Construction Code (NCC) and AS 3660.1-2014 (Termite Management — New Building Work) may also apply. State and Territory legislation may impose requirements additional to those set out in this Standard. This report is not a safety inspection, does not constitute advice regarding compliance with any building code or regulation, and is not a certificate of compliance under any legislation.

This report must be read in its entirety, including these Terms and Conditions, before any reliance is placed upon its contents.

10 INSPECTOR DETAILS

Example Pest Co · 0400 000 000 · office@example.com

Alex Example	NSW 000000	13 November 2026
INSPECTOR NAME	PEST LICENCE NO.	DATE



INSPECTOR SIGNATURE

11 CLIENT ACKNOWLEDGEMENT

This report relates to the condition of the property in respect of timber pest activity at the time of inspection, limited to those areas that were reasonably accessible. It is not a warranty, guarantee, or certificate of compliance with any law, insurance policy, or building standard, and does not guarantee the property is, or will remain, free of termites or other timber pests. Conditions affecting the property may change after the inspection date, and concealed or inaccessible areas may contain damage or activity that could not be identified.

Sam Taylor signed the pre-inspection agreement before the inspection, accepting the scope and limits of the inspection set out in it. Its full wording is the appendix to this report. This report does not conclusively determine that the property is free of termites.

Sam Taylor		13 Nov 2026, 4:09 am
AGREED BY	CLIENT SIGNATURE	SIGNED BEFORE THE INSPECTION

Generated by SAYON · 13 November 2026
Report ID: SY-20261113-7823 · Version 1 · Prepared with reference to AS 4349.3-2010
Content fingerprint: 1EA3-B204-D2F0-8AD8 · changes to the report change this code

A APPENDIX: PRE-INSPECTION AGREEMENT

1 The inspection

Example Pest Co will carry out a pre-purchase timber pest inspection of 7 Banksia Drive, Epping NSW 2121 for Sam Taylor on 13 November 2026, in line with AS 4349.3-2010.

2 What is inspected

A visual inspection of the readily accessible areas of the building and site for subterranean and drywood termites, borers of seasoned timber, wood decay fungi and chemical delignification, and for conditions that make timber pest attack more likely. This normally covers the interior, roof space, subfloor, exterior, outbuildings, and the site within 30 m of the building and inside the property boundary, where they can be safely reached.

3 How we inspect, and the limits

The inspection is visual and non-invasive. We may tap timbers and use a moisture meter or other tools that do not damage the building. We do not move furniture, stored goods, floor coverings, insulation or vegetation, and we do not cut, drill or remove any part of the building. Areas we cannot reach or see will be recorded in the report, and timber pests or damage may be hidden in them. The inspection cannot guarantee that the property is, or will stay, free of timber pests. It is not a building, structural, asbestos, mould or electrical inspection. If we find timber damage, we may recommend that a builder or engineer assesses it.

4 Invasive inspection

An invasive inspection is not included. If one is recommended, it needs a separate written agreement and fee.

5 Access

Please arrange safe access to all areas on the day, including the roof space, the subfloor and any locked areas. Any area we can't get into will be noted in the report. If you would like us to come back to inspect it, we will tell you the cost before we do.

6 The report

You will receive a written report by email after the inspection. It is for your use only and must not be relied on by anyone else without our written consent.

7 Voice notes and your details

The inspector may speak notes into a phone app during the inspection, and the phone may pick up conversation nearby. A speech-to-text service turns what it hears into written notes, and an AI service drafts the report from those notes and from photos; the inspector checks everything before it is issued. These services include providers outside Australia, mainly in the United States. The recording is not kept. If you would rather not be recorded, tell the inspector and they will type their notes instead. Your details and the report are only used and shared as needed to provide this service, as set out in SAYON's privacy policy at sayon-app.github.io/privacy.html.

8 Fee

As quoted.

9 Special requests

None.

10 Your rights

Nothing in this agreement limits your rights under the Australian Consumer Law.

By signing, you confirm you have read and agree to this agreement before the inspection starts. You also agree to sign it electronically and to receive the report by email.

AGREED AND SIGNED

Sam Taylor		13 Nov 2026, 4:09 am
AGREED BY	CLIENT SIGNATURE	SIGNED