



All Four Pest Control

ABN: 38674173904

Termite Inspection Report

Client:

Client Address:

Property Inspected:

Client phone:

Client mobile:

Client email:

Date of Inspection:

Invoice number (if rental):

Inspection and report completed by technician: Daine Stevens

Licence Number: 5083031

Signed: 

1. Description of building and other structures on the property:

Type: **Domestic**
 Building: **Weatherboard**
 Height: **Single-storey**
 Piers: **Steel**
 Roof: **Coated Metal**
 Fencing: **n/a**

1.1 Areas Inspected

Interior	X	Fences	
Roof Void	X	Garden	X
Subfloor	X	Timber retaining walls	
Wall Exterior	X	Landscaping timbers	X
Garage	X	Other freestanding building/s	X
Carport		Other:	
Other freestanding building			

Please note Any structures, fences or trees that are within the boundary of the property, but not within 50m of the building will not be inspected. When a building, or part thereof, is constructed on a concrete slab it is more susceptible to concealed termite entry.*

1.2 Area/s not inspected including area/s to which reasonable access was not available and the reasons why. This also includes areas where visual inspection was obstructed or restricted.

X	Interior	Walls and floor coverings/ furnishings
X	Roof Void	Insulation & ducted A/C
	Subfloor	
	Wall Exterior	
	Garage	
	Other buildings	
	Trees/stumps/posts	
	Fences	
	Garden	
	Retaining walls	
	Slab edge	
	Other	

Please note Termite activity and/or damage may exist in the above areas where a complete inspection was not possible. All other inaccessible areas will not be inspected nor will they be included in this report. These included, but may not limited to, the following: concealed frame timbers,*

eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation and furnishings.

1.3 Presence of insulation in the roof void: **Yes**

Please note: Any timber concealed by insulation has not been inspected for the purpose of this report. If termite activity/damage is suspected, the insulation from that area **ONLY may be moved where possible.*

Property furnished at time of inspection: **Yes**

**Please note: Any part of the property concealed by furniture and/or stored items may not be inspected for the purpose of this report. If termite activity/damage is suspected, the furniture/stored items may be moved where possible.*

2. Subterranean Termites

2.1 At the time of the inspection were active termites found: **No**

Location of active termites: _____

Termite species: *Coptotermes species* *Schedorhinotermes species*
 Nasutitermes species *Other* _____

**Please note: any active termites have the potential to cause moderate to severe amounts of damage to timber. This may include structural damage. If no active termites are found at the time of the inspection, but there is evidence of termite damage and/or workings, active termites may be present in concealed areas that are unable to be inspected. It is also possible that at the time of the inspection there may be active termites in the immediate vicinity that have the potential to return to cause new and/or further damage. Reasons that active termites may not be present at the time of the inspection include: prior disturbance, weather or the utilisation of an alternate feeding source. It is for this reason that regular inspections are recommended. If no written evidence of an appropriate termite management program in accordance with "AS 3660 Termite Management" is provided, the technician is required to recommend a treatment to reduce the risk of further attack.*

2.2 Termite nest located: **No**

2.3 At the time of the inspection was termite damage and/or workings found: **Yes**

Location of damage found (but not limited to): **Old termite damage/workings to cattle yard**

**Please note: As it takes time for damage to occur, there may be no visible evidence of damage if the termite activity at the time of this report is new. If no evidence of damage is reported at the time of this inspection, please be aware, that if you identify new evidence of termite damage/workings that this warrants a further inspection and you should contact our company immediately.*

If termite damage is found at the time of inspection, it is highly recommended that you organise a building expert to assess the full extent of the damage as further damage may be present in concealed areas.

2.5 High moisture readings found: No

**Please note: High moisture increases the risk of a termite infestation. If high moisture is found, it is recommended that you organise for a building expert to investigate the cause and extent of any damage.*

2.6 Evidence of previous termite treatment/barrier located during inspection: Yes

Location: **Steel piers. Shed/granny flat has Kordon to slab edge.**

2.7 Recommendation for a suitable management program in accordance with AS 3660 against subterranean termites is considered: Recommended

Comment: **Annual inspections recommended.**

2.8 Termite shields/Ant Caps: No ant capping as piers are steel.

Please note: The purpose of termite shields/ant caps is to emphasise the visibility of termite workings. They are **NOT adequate for termite prevention. For termite shields/ant caps to be effective, it is essential they are well maintained, in good working order, complete and observable. If this is not the case your termite shields/ant caps will be deemed as inadequate and a building expert should be consulted.*

2.9 At the time of inspection, was any visible evidence of wood decay fungi (wood rot) identified? Yes

Location: **Slight timber decay to block under front deck.**

**Please note that the presence of wood rot has the potential to promote subterranean termite infestation. If wood rot is present, then a building expert should be contacted to assess and repair any damage.*

2.10 Other areas identified that have the potential to promote subterranean termite infestation: **Yes**

Comment: ***Timber sleepers to gardens. Strongly recommend they be removed.***

2.11 Overall risk of subterranean termite infestation to the property at the time of the inspection assessed as:

Moderate

3. Ventilation

3.1 At the time of the inspection, ventilation to the property assessed as:

Adequate- good ventilation.

4. Slab

4.1 Is the slab edge inspection zone at least 75mm?

Yes

No (please arrange for slab edge to be exposed):

No (not required as it is an infill slab)

N/A **X**

5. Weep Holes

5.1 At the time of the inspection were the weep holes exposed, clean and free flowing:

Yes

No

N/A **X**

6. Additional Information

6.1 It is highly recommended that a termite inspection is conducted every 6-12 months in conjunction with Australian Standards (AS3660 & AS4349.3). Please be aware that termite inspections alone are not adequate in the **PREVENTION** of a termite infestation. The purpose of an inspection is to detect both the risk and presence of termite activity, therefore, minimising further damage.

6.2 Additional comments:

No termite activity at time of inspection.

Observed termite damage limited to stockyard.

Recommend timber sleepers be removed.

Subfloor ventilation and drainage adequate.

Assessed as very low risk of termite infestation due to steel piers and galvanised flooring.

Annual termite inspections strongly recommended.

Technician:

A handwritten signature in black ink, appearing to read 'Daine Stevens', written in a cursive style.

Daine Stevens