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Timber Pest Inspection Report

AS 4349.3-2010

1 Sample Street, Sydney NSW 2000

PREPARED FOR
Sample Client

PREPARED BY
Nick Avramides · Lic. 5074559

INSPECTION DATE
22 Oct 2026

REPORT DATE
22 Oct 2026

REPORT NO.
RPT-0012

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Summary

Live termites in a building?	**No**
Live termites on the site?	**No**
Termite workings or damage in a building?	**No**
Termite workings or damage on the site?	**No**
Termite nest found?	**No**
Borers in a building?	**No**
Timber decay in a building?	**No**
Safety hazard from timber pest damage?	**No**
Areas I couldn't fully inspect?	**Yes**
Further inspection recommended?	**Yes**
Termite pressure	Moderate
Risk to this building	Moderate
Existing system	None found
My recommendation	A system would lower the risk: the inspection zone is clear, but a termite management system would add protection.
Next inspection	12 months, due 22 Oct 2027

About this summary

This page puts the main findings in one place, but it isn't the whole report. Read every section before you decide anything about this property, including what I couldn't inspect and why. If the summary and the full report ever seem to differ, rely on the full report.

Report details

Report no.	RPT-0012
Report date	22 Oct 2026
Inspection date	22 Oct 2026
Start time	10:00
Finish time	11:30
Inspector	Nick Avramides
Inspector licence	5074559
Purpose	Owner's inspection
Did the client ask for anything specific, in writing?	No
Persons present	Owner
Weather	Fine
Weather details	21°C, fine and dry

The weather on the day

The weather affects what I can see. After heavy rain, moisture readings run higher. In cold or very dry weather, termites can pull back from the surface, so there may be less to see. The weather on the day is recorded in Report details.

Who it's for

Client name	Sample Client
Property address	1 Sample Street, Sydney NSW 2000
Bill the same person?	Yes
Access through the same person?	Yes

About this inspection

Why I inspected

I inspected this property for timber pests: subterranean and dampwood termites, wood borers and timber decay. I also looked for conditions that make an attack more likely, such as moisture, poor drainage and timber touching the soil. The inspection follows the Australian Standard for timber pest inspections, AS 4349.3-2010. It tells you what I could see on the day, what that means, and what to do next.

A visual inspection

This was a visual inspection of the parts of the property I could reach safely. I used a moisture meter, torch, sounding tool, ladder (3.6 m) and thermal camera and tapped timbers where I could reach them. I didn't move furniture or stored goods, lift floor coverings, remove panels, or cut or drill into anything.

I can look further with an invasive inspection, which means cutting or drilling into the building. That needs a separate written agreement, signed by the owner.

Where I inspected and what "reasonable access" means

I inspect the main building, any other buildings on the site, and the grounds within 50 m of the main building, up to the property boundary.

I only go where I can get to safely without moving or damaging anything. Some roof voids and subfloors are too low, too tight, blocked or unsafe to enter. The Standard sets the smallest spaces an inspector is expected to enter: a roof hatch of at least 400 × 500 mm that I can reach from a 3.6 m ladder, with at least 600 × 600 mm of crawl space, and a subfloor opening of at least 500 × 400 mm with at least 400 mm of height to crawl in. Where a space is smaller than that, or unsafe, I don't go in, and I list it under areas not inspected.

What I couldn't see

Termites work out of sight. A visual inspection can't see inside walls, under floor coverings, behind linings, under the slab, or inside framing hidden by insulation. Furniture, stored goods, built-in cupboards, cladding, plants and soil can all hide activity or damage. Damage can be present even when nothing shows on the surface.

Every area I couldn't fully inspect is listed in this report, with the reason. If any of them matter to you, I can come back once they're cleared.

Equipment used	Moisture meter, Torch, Sounding tool, Ladder (3.6 m), Thermal camera

Buildings

Building 1: House

Name	House
Type	Double storey
Areas inspected	Roof void, Subfloor, Outside walls, Kitchen, Laundry, Dining room, Lounge room, Bedrooms, Bathrooms, Toilets, Hallways and entry, Paths and driveway, Fences and gates, Verandah or balcony
Furnished?	Yes

Furnished home

The home was furnished when I inspected it. Furniture, rugs, beds and stored goods hide floors, skirtings and walls, which is often where termite activity shows first. If you're buying, I recommend another inspection once the home is empty, before

you rely on this report.

Roof insulation?	Yes

Roof insulation

The ceiling is covered with insulation. Insulation hides the tops of the walls and the ceiling framing, where termites often travel. I don't move it, because it's easily damaged and can be a safety risk. Activity or damage under the insulation may not have been visible.

Foundations	Stone
Outside walls	Full brick, rendered, Timber frame, weatherboard
Roof frame	Pitched
Floors	Timber strip, Concrete slab

Building photos





Area not fully inspected 1: Roof void

Area	Roof void
Access	Restricted access
Why	Insulation, Low roof pitch

Area not fully inspected 2: Subfloor

Area	Subfloor
Access	Restricted access
Why	Enclosed foundations, Not enough height

Finding 1: Subfloor

Area	Subfloor
Moisture	Normal
Termite evidence?	No
Non-visual signs suspected?	No
Invasive inspection recommended?	No
Borers?	No
Timber decay?	No
Is the damage a safety hazard?	No

Comments	The subfloor was inspected from the access point (see photo). The sandstone footings and the timber framing I could see showed no termite workings, live termites or damage. Clearance is low, so parts of the subfloor could not be reached; see Areas not fully inspected. Keep the subfloor vents clear so air can move under the floor.

Photos

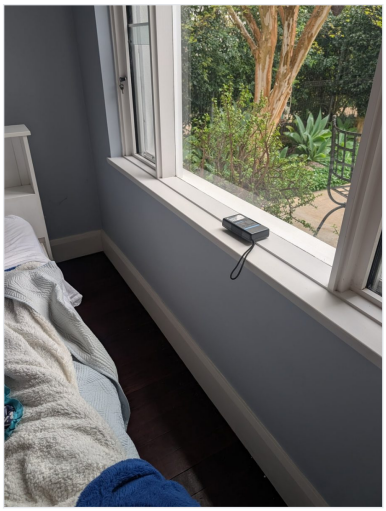


Finding 2: Bedroom

Area	Bedroom
Moisture	Normal
Termite evidence?	No
Non-visual signs suspected?	No
Invasive inspection recommended?	No
Borers?	No
Timber decay?	No
Is the damage a safety hazard?	No
Comments	Paint is cracking and dark staining is building up in the joints of the window sill and frame, where moisture gets into the timber. The sills were checked with the moisture meter and the readings were in the normal range on the day, and the timber sounded solid. No termite activity or decay was found. Keep the joints sealed and painted so water cannot soak into the timber, as damp timber attracts termites and leads to decay.

Photos

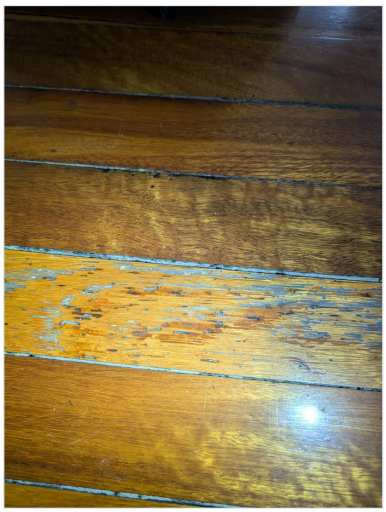




Finding 3: Lounge or living room

Area	Lounge or living room
Moisture	Normal
Termite evidence?	No
Non-visual signs suspected?	No
Invasive inspection recommended?	No
Borers?	No
Timber decay?	No
Is the damage a safety hazard?	No
Comments	The finish on the timber floorboards is worn and stained in places, and the gaps between boards have been filled. The boards were sounded and checked with the moisture meter and the thermal camera. They sounded solid and no termite activity, borer damage or decay was found. The wear is to the surface finish only and is not timber pest damage.

Photos



Conditions that attract termites

Outside	Hot water or air-con overflow near the walls, Garden beds, paths or patios against the walls, Dense plants against the walls, Landscape timbers and sleepers, Trees close to the house

Comments	Several conditions around the outside of the house make a termite attack more likely and harder to see. Garden beds and mulch have been built up against the sandstone base and the weatherboard wall, close to the subfloor vents: keep mulch and soil well below the vents and the base of the walls. A timber sleeper sits against the base of the weatherboard wall on the side path: remove it. The air-conditioner and an overflow pipe drain onto the ground at the base of the walls, keeping the soil damp right where termites come in: have them piped to a drain. On the upstairs balcony, water ponds against the base of the cladding after rain: whilst not a builder, I recommend a builder or plumber checks the balcony falls and drainage. Dense plants and trees grow close to the walls: keep them trimmed back so the walls can be seen.

Photos











Site conditions

Conditions on the site	Mulched garden beds, Plants against structures, Timber touching the soil
Comments	Mulched garden beds run along most of the house. A timber worm farm stands on the soil near the side fence. Keep mulch thin and away from the walls, and keep timber structures off the ground or away from the house.

Photos



Previous termite treatment

Durable notice present?	No
Signs a notice was removed?	No
Evidence of treatment	None found

What the findings mean

Hot water or air-con overflow near the walls

- Why it matters: It keeps the soil wet right where termites come in
- What to do: Pipe the overflow to a drain, away from the walls

Landscape timbers and sleepers

- Why it matters: Old or untreated garden timber can host a nest

- What to do: Replace them with treated timber, steel or masonry

Dense plants against the walls
- Why it matters: They keep walls damp and hide mud leads
- What to do: Trim them back so the base of the wall stays visible

Garden beds, paths or patios against the walls
- Why it matters: They can cover the slab edge or weep holes, letting termites in unseen
- What to do: Lower them, or keep a clear gap at the base of the wall

Trees close to the house
- Why it matters: Trees can hold a termite nest, and roots can lift paths and cover the slab edge
- What to do: Have the trees checked at each inspection and keep the slab edge visible

Mulched garden beds
- Why it matters: Mulch holds moisture, feeds termites and hides mud leads
- What to do: Keep mulch back from the walls, or use stone instead

Risk and recommendation

Termite pressure	Moderate
Risk to this building	Moderate

What the ratings mean
Termite pressure is how much termite activity the surroundings support. Bushland, old trees and stumps, damp ground and termites found nearby all raise it. Risk to this building combines that pressure with the building itself: how it's built, whether it has a working termite management system, and the conditions I found.

Level	What it means	Inspect every
Low	Few conditions that suit termites, and the building is protected	12 months
Moderate	Some conditions that suit termites	12 months
High	Several conditions that suit termites, or termites nearby	6 months
Very high	Termites on the property, or little protection in a high-pressure area	3 months

Existing termite management system	None found
My recommendation	A system would lower the risk: the inspection zone is clear, but a termite management system would add protection.
Treatment proposal to follow?	No
Other inspections recommended?	Yes
Next inspection	12 months
General comments	No termite activity, termite damage, borers or decay were found in the areas I could inspect on the day. There is no termite management system in place, and there are several conditions around the house that make an attack more likely: garden beds and mulch against the walls, a timber sleeper against the wall, air-conditioner water draining at the base of the walls, and water ponding on the balcony. I recommend fixing these, keeping up an inspection every 12 months, and considering a termite management system for added protection. I can provide a written proposal on request.

Regular inspections
No inspection or treatment makes a home termite-proof. Regular inspections catch an attack early, before the damage gets serious. I recommend an inspection at least every 12 months, and more often where I've rated the risk high. The interval I recommend for this property is on the summary page.

Important limits

How long this report holds

This report shows the property as it was on the inspection day. Termites can arrive at any time after I leave, so the findings become less reliable as time passes. If you're using this report to decide on a purchase, act on it within 30 days. After that, or if anything changes, book another inspection.

"No activity found" isn't "no termites"

If I report no termite activity, I found none in the areas I could inspect on the day. That doesn't mean the property is free of termites, or that it won't be attacked later. Termites can be active out of sight, or arrive after the inspection.

Important limits on this report

- This report is for the client named on it. Anyone else who relies on it does so at their own risk and should get their own inspection.
- It covers timber pests only. It isn't a building, structural, plumbing or electrical report.
- It reports what I could see, in the areas I could reach, on the day. I can't be responsible for termites, damage or conditions that were hidden, in areas I couldn't reach, or that appeared after the inspection.
- It isn't a guarantee that the property is free of timber pests, now or in the future.
- It doesn't cover the cost of any treatment or repairs.
- If anything in it is unclear, call me before you rely on it.

What this report doesn't look for

This inspection doesn't look for, and this report doesn't cover:

- drywood termites, which live entirely inside timber and leave almost no sign on the outside;
- other pests, such as cockroaches, rats, mice, ants or bed bugs;
- mould, asbestos, magnesite flooring, rising damp or condensation;
- strata common property, unless the agreement says it's included;
- how far hidden damage goes, or what repairs will cost.

If you're worried about any of these, ask me and I'll tell you who to call.

Looking after your home

- Book a termite inspection at least every 12 months.
- Keep the slab edge, weep holes and subfloor vents clear and visible.
- Fix leaks and drips quickly.
- Pipe hot water, air-con and tank overflows away from the walls.
- Keep firewood, stored timber and debris away from the house and off the ground.
- Don't build garden beds, paths or decks up against the walls.
- Keep plants trimmed back from the walls.
- If you see mud leads, soft or hollow timber, or flying termites inside, don't disturb them. Call me.

Sign-off

Inspector signature



Nick Avramides · Licence 5074559 · Active Termite Control · 0405 790 927 · 22 Oct 2026

NSW EPA Pesticide Licence 5074559 (Pest Management Technician, Timber Pest Control) · Accredited TermSeal installer · Insured with Pacific International Insurance through Rapid Solutions

Questions

If anything here isn't clear, call me on 0405 790 927. I'd rather explain it than have you guess.

Complaints

If you're unhappy with anything I've done, please tell me first, on 0405 790 927 or nick@activetermitecontrol.com. I'll reply within 5 business days and work to put it right. If we can't sort it out between us, you can contact NSW Fair Trading. If your concern is about how a pesticide was used, you can also contact the NSW EPA.