Sentry Pest Management

Address 43 George St, Woodford QLD 4514, Australia
Phone 07 5496 3432
Email admin@sentrypestmanagement.com.au
Website www.sentrypestmanagement.com.au
ABN 43172821677

Standard Timber Pest Inspection Report

AS 3660.1:2014, AS 3660.2-2017

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Report Details

Report Date	27 Jul 2026
Structure At	87 Osborne Terrace, Deception Bay QLD 4508, Australia
Appointment Date	Mon 27 Jul 2026 11:00AM - 12:30PM
Document Prepared By	Shayne Mullervy
Licence Number	PMT-0-13334 Pest control activity including Timber Pest

Client Details

Contact	Clark Property Group
Address	87 Osborne Terrace, Deception Bay QLD 4508, Australia
Contact Phone	0431 296 794

1 Information

Timber pest activity and damage are all risks which cannot be fully assessed through a single inspection event. If you are concerned about these risks further specialist consultation should be considered to fully assess their impact on the property for which you have requested this inspection.

If you have any queries with this Inspection Report or require further information, please do not hesitate to contact the Consultant who carried out the work.

This Inspection Report references the following documents:

- Report Systems Australia, Timber Pest Inspection Report Handbook, Fifth Edition, January 2023
- Australian Standard, AS 4349.0-2007, Inspection of Buildings, Part 0: General Requirements
- Australian Standard, AS 4349.3-2010, Inspection of Buildings, Part 3: Timber Pest Inspections
- Australian Standard series AS 3660 Termite Management including AS 3660.1: 2014, AS 3660.2: 2017 and AS 3660.3: 2014.

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2 Definitions

Client means the person(s) or entity requesting the Inspection Report or their Principal (i.e. the person(s) or entity for whom the Inspection Report is being obtained, where applicable).

Timber Pest Detection Consultant means a person, business or company 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.

Timber Pests means one or more of the following wood-destroying agents which attack timber in service and affect its structural properties:
(i) Chemical Delignification - the breakdown of timber through chemical action.
(ii) 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.
(iii) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
(iv) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber. Timber

Pest Attack means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard means 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 means noticeable building deficiencies and oversights or environmental factors that may contribute to the presence of Timber Pests or promote concealed Termite entry to buildings and structures.

Readily Accessible Areas meansareas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, 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:
(i) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high at the inside face of an external wall, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(ii) 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).

Building and Site means 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 30 metres from the main building(s), but this distance may be extended to 50 metres if recommended by the consultant.

Tests means 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. The definition 'Tests' also includes the carrying out of Additional Tests, if recommended by the consultant.

Instrument Testing means where appropriate the carrying out of Tests using the following techniques and instruments:
(i) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
(ii) stethoscope - an instrument used to hear sounds made by termites within building elements;

(iii) 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
(iv) sounding – a technique where timber is tapped with a solid object.

Additional Tests means where areas of high moisture are detected during inspection that cannot be readily explained or where termite activity is suspected but cannot be readily located, a further inspection of those areas was carried out using one or more of the following non-destructive specialist detection tools:
(i) termite radar unit – an instrument that uses microwave emission to help pick up the concealed movement of termites;
(ii) thermal imaging camera – an instrument to aid in the detection of concealed termite activity by measuring differentials in the heat energy of an object; and
(iii) termite detector animal – an animal such as a sniffer dog trained to use its sense of smell to detect the odour of termites.

3 Terms & Conditions Confirmation

The provisions below in this Inspection Report section confirm those in the Terms and Conditions under which this Inspection Report is provided as set out in the Inspection Services Agreement between the Consultant and the Client.

SCOPE OF WORK

(a) As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") is to be based solely on one of the following options:

Option 1: Standard Timber Pest Inspection Report The purpose of a Standard Timber Pest Inspection Report is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection. A Standard Timber Pest Inspection 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 is limited to the Readily Accessible Areas of the Building & Site (see Note 1) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Unless otherwise agreed and noted in "Special Conditions or Instructions" for this Inspection Report request, the acceptance criteria against which the subject building will be assessed is: The building being inspected is to be compared with a similar building (see Note 2). 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.

- Note 1. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Inspection Report. 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 Timber Pest Inspection Report which is adequately specified.

- Note 2. If the building is not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection shall be based on the general knowledge and experience of the Consultant.

Option 2: Special-Purpose Inspection Report A Special-Purpose Inspection Report must include the defined purpose, scope and acceptance criteria on which the inspection report is to be based. A Special-Purpose Inspection Report may include Option 1 as well as the particular requirements of the Client which are specified and where applicable attached to this document.

Option 3: Subterranean Termite Management Proposal In addition to Option 1, a written proposal outlining options and recommendations for the ongoing termite management of the property including

the treatment of a known subterranean termite infestation and/or managing the risk of concealed subterranean termite access to buildings and structures.

(b) Unless noted in “Special Conditions or Instructions”, the Inspection Report assumes that the existing use of the building will continue.

(c) The Inspection Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Inspection Report therefore cannot deal with:

- (i) 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
- (ii) 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 (i) & (ii) are excluded from consideration in the Inspection Report. (d) Any concerns about the scope of the Inspection Report must be notified in writing by the Client to the Consultant, whether it be before ordering the Inspection Report or after it is received. (e) Unless stated otherwise in the Inspection Report, the Client as a matter of urgency should implement any recommendation or advice given in the Inspection Report.

LIMITATIONS

(a) The Inspection Report does not include any matters outside the scope of the ordered inspection and Inspection Report.

(b) The inspection does not cover areas that were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibit or prevent 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. Areas or building elements that are not normally accessible or exposed are not inspected, such as concealed framing timbers, a flat roof void or under slab-on-ground construction as it is not considered ‘practical’ to gain access to such restricted areas. Whilst carrying out the inspection of the accessible areas, those parts that are not readily accessible are not inspected, such as areas more than 3.6 metres above ground or floor levels (see also the definition of “Readily Accessible Areas”).

(c) 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.

(d) 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.

(e) The Inspection Report is not a structural damage report. Neither is it a warranty as to the absence of timber pest attack.

(f) Due to the secretive nature of timber pests, the presence and extent of timber pest activity and damage may not be discernible at the time of inspection. Timber pest activity and damage may only be revealed by a more invasive type of inspection, for example, removal of wall linings. This Inspection Report does not guarantee that existing timber pest activity and damage will not be discovered in the future, especially in the concealed areas of the property.

(g) If the inspection is to be limited to any particular type(s) of timber pest (e.g. termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

(h) The Inspection 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.

(i) The Inspection Report is to be produced for the Client's use alone. No liability is accepted by the Consultant or any related body corporate, firm or entity in the event of any reliance on the Inspection Report by any third party.

EXCLUSION

(a) The Inspection Report does not cover or 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 may be the subject of a Timber Pest Management Proposal, which is adequately specified.

4 Scope of Work - Option Ordered

The Client requested the following option:

Option 1: Standard Timber Pest Inspection Report.

5 Additional Tests

Were Additional Tests carried out?

Yes

Details:

Sounding of timber skirtings, door frames and window frames. Testing moisture levels in building materials using an electronic moisture meter.

6 General

General description of the property

Building Type:

Detached house

Number of storeys:

Lowset

Main building - floor construction:

Suspended timber framed

Main building - wall construction:

Wall cladding (Timber framed)

Main building - roof construction:

Timber framed

Other (timber) building elements

The following were noted

Timber skirting boards, Door frames and window frames.

Orientation (to establish the way the property was viewed):

The facade of the building faces North East

7 Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the:

- ☑ Building interior
- ☑ Building exterior
- ☑ Roof space
- ☑ Subfloor space
- ☑ Outbuildings
- ☑ The site

Areas not inspected

The inspection did not cover areas that were inaccessible, not readily accessible or obstructed at the time of inspection (see also Terms & Conditions 'Limitation (b)'). The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Evidence of timber pest attack may only be revealed when any obstructions are moved or removed or access has been provided to innacessible areas or a further inspection of any areas that were not readily accessible has been carried out.

Strata or company title properties

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?

No

Obstructions

Were there any obstructions which may conceal possible timber pest attack?

Yes

Building interior: Fixtures Floor coverings and wall linings can conceal termite activity.

Roof space: Thermal insulation can conceal termite activity.

Roof space

Inaccessible areas

Were there any normally accessible areas which did not permit entry?

No

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

Recommendation

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. Seek further advice from your Consultant

8 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:

8.1 Active (live) termites

Include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found

No evidence was found.

Important Note:

As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

8.2 Subterranean termite management proposal

A Subterranean Termite Management Proposal is a written proposal outlining options and recommendations for the ongoing termite management of the property including the treatment of a known subterranean termite infestation and/or managing the risk of concealed subterranean termite access to buildings and structures.

Ongoing termite management is considered essential. This Inspection Report was carried out with a view of determining appropriate termite management options for the property.

Has a Subterranean Termite Management Proposal been previously issued and available for the property?

No

In addition to this Inspection Report, a Subterranean Termite Management Proposal is not recommended, but regular competent inspections are required –see 8.5 for further advice.

8.3 | Termite workings and/or damage

The following evidence was found.

Details:

Termite damage and workings in loose timbers under the house.

Photos:

8.4 | Previous termite management program

The following evidence was found.

The house is raised off the ground on concrete piers with termite shields fitted. Annual termite inspection are considered essential.

Photos:

Subfloor

Raised off the ground on concrete piers with termite shields fitted

8.5 | Frequency of future inspections

The next inspection to help detect termite attack is recommended in 12 months

Important Note:

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.

8.6 | Chemical delignification

No evidence was found.

8.7 | Fungal decay

The following evidence was found.

Details:

Decay under and around the shower recess.

Photos:

Under shower recess

Decay from regular ongoing water leak.

Moisture damage and decay in adjoining cupboard

8.8 | Wood borers

No evidence was found.

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies and oversights or environmental factors that may contribute to the presence of Timber Pests or promote concealed Termite entry to buildings and structures. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

8.9 | Lack of adequate subfloor ventilation

No evidence was found.

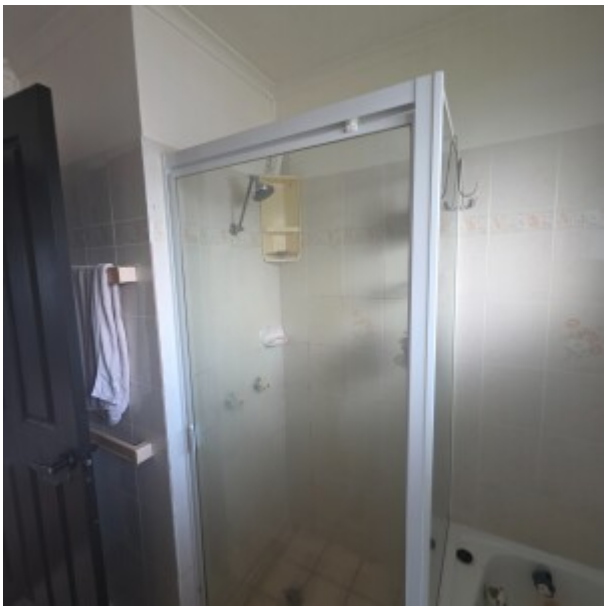
Excessive moisture exists where building elements, soil or areas close thereby hold enough moisture to attract or support termite colony development, fungal growth and wood-decay.

The following evidence was found.

Details:

The shower recess is leaking heavily. Decay in and around the shower recess and wall cavity is evident. Refer to a plumber and builder for advice.

Photos:



Shower recess

Water leak in subfloor

Moisture damage and decay in adjoining cupboard

8.11 | Bridging or breaching of termite management systems and inspection zones

A 'Termite Management System' is a product or a coordinated system designed to mitigate the risk of concealed access by subterranean termites causing significant damage to a structure.

An 'Inspection Zone' is an unobstructed space over which termites have to cross or pass in order to gain access to a building or structure and, as a consequence, reveal their presence during visual inspection.

'Bridging' occurs where termites gain access to a structure by passing over a termite management system or inspection zone.

'Breaching' occurs where termites pass through a hole or gap in a termite management system.

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?

No

Where slab edge exposure has been used as part of a termite management system, was evidence of the condition "insufficient slab edge exposure" found?

No

Was the inspection zone or slab edge (where the slab edge is the inspection zone) concealed in any areas?

No

Was evidence of breaching or bridging found?

No

8.12 | Untreated or non-durable timber used in a hazardous environment

No evidence was found.

8.13 | Other conditions conducive to timber pest attack

The following evidence was found.

Details:

Rusted damaged guttering can discharge water close to the house increasing the risk of termite infestation. Repair gutters

Timber stored against the house and loose timbers under the house can greatly increase the risk of termite infestation. Keep timber out of the subfloor and don't store items close to the house.

Some infill panels are in direct contact with the ground. This can greatly increase the risk of termite infestation.

Photos:

Rusted damaged guttering

Rusted damaged guttering

Timber pallet stored against the house can greatly increase the risk of termite infestation

Infill panels

In direct ground contact

Infill panels

In direct ground contact

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.

8.14 | Major safety hazards

No evidence was found.

9 Conclusion

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.

2. In addition to this Inspection Report, a Subterranean Termite Management Proposal to help manage the risk of concealed subterranean termite access to buildings and structures

is not recommended, However regular 12 monthly termite inspection are considered essential

3. Yes, as detailed in Section 8 removal of Conditions Conducive to Timber Pest Attack is necessary.

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 & Conditions of this Inspection Report including any special conditions or instructions that need to be considered in relation to this Inspection Report.

10 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 Inspection 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. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, 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 Inspection Report, or the Client requires further information on a risk management program, please do not hesitate to contact the Consultant.

11 Additional Comments

There are no additional comments.

12 Annexures to this Inspection Report

There are no Annexures to this report.

13 Certification

This document certifies that the property described in this Inspection Report has been inspected by the Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Inspection Report.

Name:

Shayne Mullervy

Signature for Consultant:

Date of Issue:

27 Jul 2026