truspec.

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Visual Timber Pest Inspection and Report in Accordance with AS 4349.3-2010



73 Birdwood St New Lambton

Purpose Of Inspection:
The purpose of this inspection is to give advice about the condition of the property with regard to timber pests.

INSPECTOR DETAILS

Name Of Inspection Firm:	truspec.
Contact Phone:	0408 681 916
Technician Name:	Lindsay Brokate
Report Prepared Date:	30/10/2026

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected.

CONTACT DETAILS

Inspection Requested By:	Owner 73 Birdwood St New Lambton NSW
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Same as Inspection Requested By

INSPECTION DETAILS

Type of inspection:	Pre-Purchase Timber Pest Inspection AS 4349.3-2010
Timber Pest Inspection Agreement No:	3224
Date of Agreement:	27/10/2026
Property Inspected Details:	73 Birdwood St New Lambton NSW
Inspection Date/Time:	30/10/2026 7:30 AM
Weather Condition(s):	Sunny
Standard Tools Used:	Compass, Ladder (3.6m), Moisture meter, Powerful Torch, Stepladder (2.1m), Screwdriver
Reference No:	3224

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

TIMBER PEST REPORT- SUMMARY

The Summary section is not the complete Report and therefore cannot be relied on completely. The full report must be read together with the summary.

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained?	Yes

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found in any of the structures inspected?	No
Were active subterranean termites (live specimens) found on the site?	No
Was visible evidence of subterranean termite workings or damage found in any of the structures inspected?	No
Was visible evidence of subterranean termite workings or damage found on the site?	No
Was visible evidence of borers of seasoned timbers found in any of the structures inspected?	No
Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected?	No
Are further inspections recommended?	No
Were any major safety hazards related to Timber Pest Activity and/or Damage identified?	No
Degree of risk of subterranean termite infestation:	Moderate

STRUCTURE(S) INSPECTED:

1 STRUCTURE NAME: 73 Birdwood St

STRUCTURAL DETAILS

Structure Type:	Single Storey
Orientation:	East
Areas Inspected:	Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Decking, Dining Room, Driveway, Entry, Roof Exterior, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Study, Subfloor, Toilet 1, Verandah, Walls Exterior, Ensuite **Areas NOT Inspected:** No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow **blocks/posts, etc.**
Furnished:	Yes
Foundations:	Brick Piers
Exterior Walls:	Brick Veneer
Roof Structure/s:	Pitched Roof
Roof Covering/s:	Terracotta tile
Flooring:	Tongue and Groove Strip

INSPECTION ZONE

Is there a Termite Inspection Zone Present?	Yes
Is the Inspection Zone Clear?	Yes.

A Termite Inspection Zone is an unobstructed space which the termites must cross or pass around in order to gain access to a building or structure. As a consequence their presence should be revealed during a visual inspection.

ACCESS ISSUE - Roof Void

Access Issue Type:	Restricted Access
Reason(s) Why:	Airconditioning (Concealing), Insulation

Access Issue Type:	Restricted Access
Reason(s) Why:	Height

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.
Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

Important - We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement.

CONDUCIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY

Subfloor Conditions:	Timber on Ground Present There was timber in contact with the ground in some areas which can attract timber pests.
Exterior Conditions:	There were some moisture readings recorded in the brick walls of the garage which can attract timber pests
Interior Conditions:	None
Roof Void Conditions:	None
Vegetation Against Structures:	None













2: SITE IMPROVEMENTS:

SITE CONDUCIVE CONDITIONS PRESENT

Conducive Conditions Present:	No.

STRUCTURE TIMBER PEST ISSUES

No structure termite issues were identified on the day of inspection.

SITE ACCESS ISSUES

No site access issues were identified on the day of inspection.

SITE TIMBER PEST ISSUES

No site timber pest issues were identified on the day of inspection.

FINAL DETAILS

TERMITE MANAGEMENT STICKER

Is there a Termite Management Sticker?	No WARNING: This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accordance with 'Australian Standard 3660' be carried out to reduce the risk of further attack.
Environmental Termite Pressure:	Level of Termite Pressure: Medium Overall Degree of Risk of Timber Pest Infestation: Moderate

SAFETY HAZARDS

Major Safety Hazards:	No Major Safety Hazards Related to Timber Pest Activity and/or Damage were Identified

RECOMMENDATIONS

Termite Management Recommendation:	Recommended as a termite management system is not installed
Frequency of Further Inspections:	12 months
Other Inspections Recommended:	No

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Warning: In order for you to make a more informed decision regarding the purchase of the property, any other recommended inspections should be carried out PRIOR TO CONTRACTS BEING EXCHANGED.

GENERAL COMMENTS

SIGNED BY INSPECTOR

Inspector Name:	**Lindsay Brokate**
License Number:	**Rapid Solutions Accreditation #8163**
Date:	30/10/2026
Signed:	

TERMS AND CONDITIONS

1. The Inspector inspected all timber structures such as, decking, extensions, patios, dividing fences, retaining walls constructed with timber, tree stumps within 30 metres of the main building and inside the property boundary.

2. The inspection and report are provided in accordance with the Australian Standards (as amended from time to time) to provide a report on timber pest activity.

3. Where the client has requested a pre-purchase Timber Pest Inspection, the Inspection was conducted in accordance with the Australian Standard AS 4349.3-2010 Inspection of buildings - Timber pest inspections.

4. Where the client has only requested a termite Inspection only, the inspection was carried out in accordance with AS3660.2-2017 - Termite management;

5. This report is an assessment of areas which the Inspector can see and access to determine the existence or evidence of activities of Timber Pests namely Subterranean and dampwood termites, borers of seasoned timber and timber decay, rot (fungal decay).

6. Any restricted areas, structures, furniture which prevent or hinder visual inspection was not moved. The inspector did not undertake any invasive digging, cutting, separated, or pulled apart to gain access.

(a) No items of property, such as furniture, stored goods, equipment, clothing, toys etc were moved during the inspection.

(b) The inspector did not move items or undertake any invasive digging, cutting, unscrewing, separation of or pulling apart to gain access.

7.

(a) The client acknowledges that a building has many concealed areas and there is no access to some roof areas or areas between floors or eaves because they are simply too low. Floor coverings can be restricted by furniture and belongings. The Inspector did not inspect areas which did not have the minimum space required for inspection as follows:

(b) The client acknowledges there are areas of a building that will not allow physical access. Examples defined as follow: Roof void clearance - 600mm x 600mm, Underfloor clearance - 600mm x 600mm. The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl

(c) The inspection of Flooring may be restricted by floor covering, furniture or stored items. Examples: Carpets, cupboards, lounges, beds, packing boxes etc.

8. The client acknowledges that some timber pest issues may not be visible and reported on because of weather conditions existing at the time of the inspection.

9. The Inspection did not include the following:

(a) any areas which cannot be seen or where further examination is required;

(b) areas which are obstructed or areas which cannot be assessed readily and safely;

(c) areas which are obstructed or areas which cannot be assessed readily and safely;

(d) Serviceability damp defects including rising damp and condensation;

(e) Body Corporate common property;

(f) Mould;

(g) Asbestos materials;

(h) Magnesite materials;

(i) Foundations footings

10. The Inspector is not required to provide any estimate of repairs and if such estimates are given then it is given as a guide and not to be relied on in determining the likely costs of repairs. The Client shall engage a Builder, engineer, and other trades to obtain proper quotations for any repairs.

11. Mediation. In the event of any claim, dispute or other matter arising out of or relating to this Agreement, the parties shall attempt to resolve any dispute amicably at a meeting to be attended by a person nominated by the Australian Mediations Association Limited. The parties shall bear equally the costs of the mediation.

12. Other than inspections conducted in the Australian Capital Territory (ACT) third parties cannot rely on this report; see The Civil Law (Sale of Residential Property) Act 2003 ACT as amended establishes a process for the making and exchange of contracts for the sale of residential property in the ACT. The Act details documents that must be obtained and made available to the buyer for inspection before a residential property is offered for sale. These documents include building inspection and Timber Pest inspection reports. The aim is to enhance consumer protection by giving buyers all the relevant information about the property they intend to purchase.

Building inspectors are also required to advise when reports on a property have been prepared for an intending seller. This information is then recorded in a public register.

13. WARNING: It is recommended that the client engages the relevant consultants or builders to investigate and rectify all defects raised in this report otherwise the defects may deteriorate and cause further damage or problems.

14. Exclusions

The Inspection report does not include the following:

(a) the detection of Drywood termites (e.g. Cryptotermes brevis) as Drywood termites typically live entirely inside a piece of timber with no visible evidence.

(b) An assessment of the extent or degree of damage caused by Timber Pests as this can only be determined by further invasive investigations by other consultants including plumbers, builders, and Engineers.

(c) the detection of non-timber destroying pests on the property such as bedbugs, cockroaches, fleas, rodents etc. Accordingly, these are not defined as Timber Pests and so are not covered within the scope of Inspection.

(d) The inspection does not include any preventative advice or action plans.

15. Glossary

The following definition is to assist you to understand the report:

Subterranean Termites

Subterranean termites also commonly known as "white-ants" are a highly destructive timber pest of the Order Isoptera capable of causing major structural timber damage to buildings.

Dampwood Termites

Dampwood termites known as Termopsidea infest wood or timber with a high moisture content.

Wood Decay Fungi

Wood-decay fungus is a specie of fungus that digests moist wood, causing it to rot.

Wood Borers

Borers or beetles are small insects that consume wood. They bore into timber and form extensive tunnels over the period of months or years.

Visible Evidence

There are clear signs or evidence of timber and/or timber damage resulting timber pest activity

No Visible Evidence

The Inspector did not detect any visible signs or indication of the presence or activity of timber pests

High Risk

Having regard for the building structure, immediate environment, and the conditions conducive to timber pests at the site the risk of one or all the following at this site is a high possibility. The types of risk identified in high risk statements often include hidden timber pest damage, hidden timber pest activity and potential for future timber pest infestation.

Serious Safety Hazard

A matter or element regarded as posing an immediate or imminent risk to life, health, or property.

16. Further Notations

The Report is not to be taken as a guarantee, it is the opinion of the Inspector regarding the existence, or possible existence, of any timber pest infestation and possible damage.

This is not a report on the structure of the building or works required for repairs. if and if the client requires such a report then the client should engage the appropriate consultant to obtain the reports.

17. Access Comments

Reasons areas did not have reasonable access

Sub Floor level

Example:

No inspections of those parts of sub floor area because insufficient clearance

Roof Void

Example:

No inspections in those parts of roof cavity due to existence of ducting or insulation materials or insufficient clearance

Visual inspections

No inspections of areas because of Visual obstruction -reasons

Areas Obstructed not inspected because of existence of :

Example: carpet, cupboards & furniture

18. Advice on reduction of the risk of Timber pests

- Inspect surroundings of your home - keep vegetation, trees plants or garden beds well away from building weep holes and building lines.
- Repair leaks or moisture issues such as: inadequate drainage, leaking taps or pipes or poor ventilation.
- Do not accumulate materials under the house as they reduce ventilation space.
- Ensure that there is no timber on the ground in proximity of the dwelling house or structure.
- When building or renovating be aware there are building materials and methodologies that help reduce termite risk.
- Arrange for timber pest inspection at least once a year and adopt their recommendations.