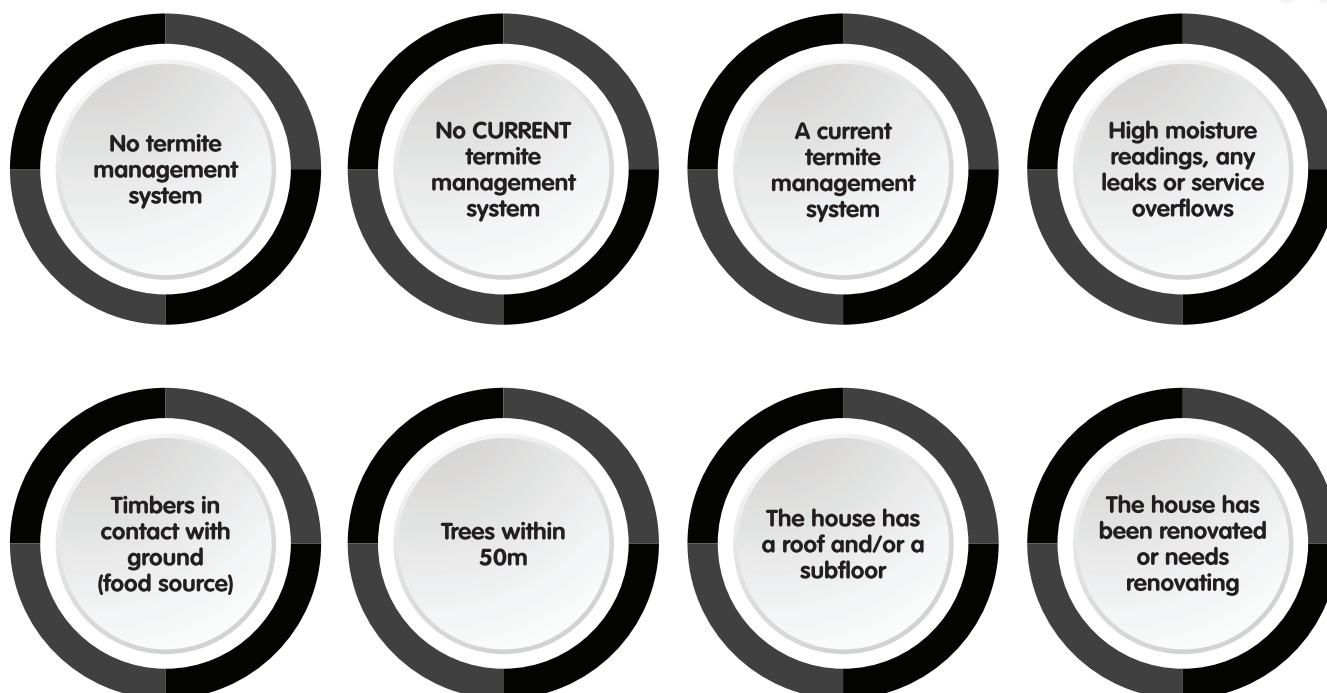


Case study learnings – taking it up a notch

TIMBER PEST INSPECTIONS

Property should be rated as “HIGH” or EXTREMELY HIGH” risk of termite attack or damage, if any of the following conducive conditions exist:

HIGH RISK INDICATORS FOR TERMITE SUSCEPTIBILITY



High risk areas: Roof cavities and subfloors.
These areas deserve 80% of your time and attention!

Subfloor

- Brick piers – photographic (or video) evidence of all accessible piers, checking for termite leads. Review this footage before compiling the report as it can often show mudding the naked eye may have missed.
- Areas of low or obstructed access in subfloor - photographic (or video) evidence.

Roof cavity

- Insulation, where it can be safely lifted, should be inspected and photographed (even if no damage is present).
- Photograph and/or video the roof space including to highlight areas of obstructed access.
- Review footage to check for any signs of damaged timbers.

Inspections that go beyond visual (but are not invasive)

Carpet lifting

- Where safe to do so, particularly if the property is at High risk of termite attack.
- In rooms adjacent wet areas such as bathrooms.
- Photograph what can be seen under the carpet, even if there is nothing there.
- If carpets cannot be safely lifted, say so, particularly if the property is High risk of termites and you think this inspection may assist with your inspection.

Recommendations for invasive inspections

- Must be specific and highlight the risk of what you think might be concealed.
- Include photographs of the area, including if a carpet or insulation could be lifted.
- Supported by other evidence such as moisture meter readings.

Other information that can be considered for your report

- Online photos (real estate sites) and google maps – shows previous condition of property (ie if renovations completed) and sometimes include photographs of the roof or other inaccessible areas.
- Can be copied in to your report or used as a reference to support your opinion as to risks present or potential.

