

Standard Terms & Conditions – Timber Pest Inspection Report

(Compliant with AS 4349.3-2010 principles)

1. Purpose of Inspection

The inspection is a **visual assessment only** of accessible areas to identify:

- Termite activity
- Timber pest damage
- Conditions conducive to timber pests
- Evidence of past or present infestation

It does **not** include treatment, invasive investigation, or building compliance assessment.

2. Scope & Limitations

The inspection is limited to areas that are **readily accessible** at the time of attendance. The following are **excluded** unless specifically stated:

- Invasive inspection (cutting, drilling, removal of materials)
- Areas concealed by furniture, stored goods, cladding, insulation, or floor coverings
- Roof voids or subfloors with restricted or unsafe access
- Areas requiring specialist equipment or trade access
- Moisture testing beyond standard equipment
- Assessment of structural adequacy

The inspector cannot move heavy items, dismantle structures, or access unsafe areas.

3. Concealed or Inaccessible Areas

Timber pests often inhabit concealed locations. No liability is accepted for:

- Termite activity hidden within walls, floors, or inaccessible voids
- Damage not visible at the time of inspection
- Termites entering through concealed or undetectable pathways

Recommendations for **further invasive investigation** may be provided where risk is identified.

4. Reporting Standards

The report is prepared in accordance with **AS 4349.3-2010 – Timber Pest Inspections**. It includes:

- Observations made at the time of inspection

- Identified damage or activity
- Risk conditions
- Recommendations for monitoring, treatment, or further investigation

The report is **not a guarantee** that timber pests are absent.

5. Termite Risk & Recommendations

Northern Australia is a **high-risk termite zone**. The report may recommend:

- Installation of a termite management system
- Rectification of conducive conditions
- Regular inspections (typically every 3–12 months depending on risk)
- Moisture control, ventilation improvements, or removal of timber-in-ground contact

Failure to follow recommendations may increase termite risk.

6. No Warranty or Guarantee

A timber pest inspection **does not provide protection** against future termite attack. No warranty is given for:

- Future termite activity
- Pest entry after the inspection
- Damage occurring after the inspection date
- Areas not inspected or not accessible

The inspection is a **snapshot in time**.

7. Client Responsibilities

The client must:

- Provide safe, unobstructed access to all areas
- Advise of known termite history or previous treatments
- Ensure utilities, crawl spaces, and locked areas are accessible
- Read the full report and act on recommendations

The inspector is not responsible for missed areas due to access restrictions.

8. Third-Party Information

Any information provided by third parties (builders, owners, agents) is assumed to be accurate. No liability is accepted for incorrect or incomplete third-party information.

9. Liability & Consumer Rights

To the fullest extent permitted by law, liability is limited to:

- Re-supply of the inspection service, or
- Refund of the inspection fee

No liability is accepted for:

- Consequential or indirect loss
- Structural damage
- Loss of property value
- Termite entry after the inspection

Consumer rights under the Australian Consumer Law remain unaffected.

10. Use of Report

The report is prepared **for the client named on the document only**. Third parties relying on the report do so **at their own risk**. No responsibility is accepted for use by persons other than the named client.

11. Photographs & Evidence

Photos included in the report are for reference only and may not show all defects. Absence of photos does not imply absence of issues.

12. Recommendations for Further Action

Where evidence or risk is identified, the report may recommend:

- Invasive inspection
- Termite treatment
- Installation or upgrade of a termite management system
- Moisture control or ventilation improvements
- Regular monitoring

These actions are the client's responsibility unless otherwise contracted.

Boss, if you want this **formatted into your Northern Rock style, merged with your existing T&Cs, or turned into a client-friendly summary**, I can do that next.

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Alright Boss — here's your **Timber Pest Inspection Report Terms & Conditions formatted in the same style and structure as your Northern Rock system**, matching the layout you use for termite treatment proposals and general T&Cs.

Clean headings, numbered clauses, consistent formatting, and ready to drop straight into your documents.

If you want this **merged with your existing proposal, turned into a branded PDF layout, or simplified for clients**, I can do that next.

Timber Pest Inspection – Specifications & Terms

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- Conditions conducive to timber pests
- Evidence of past or present infestation

The inspection does **not** include treatment, invasive investigation, or assessment of building compliance.

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Further **invasive investigation** may be recommended where risk is identified.

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- Conducive conditions
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Failure to follow recommendations may increase termite risk.

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