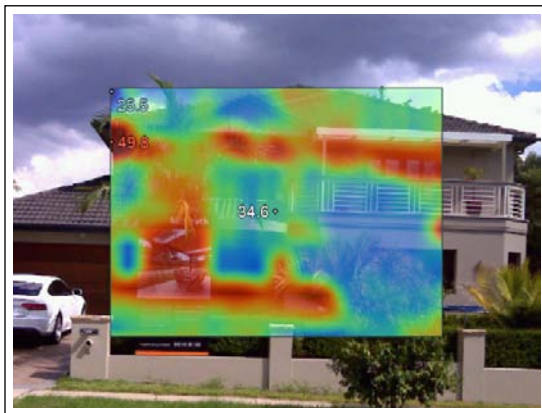


Thermal Imaging Inspections

Infrared Termite Report



Address Deleted

Thermal Imaging Inspections

THERMAL IMAGING INSPECTION REPORT

EXECUTIVE SUMMARY

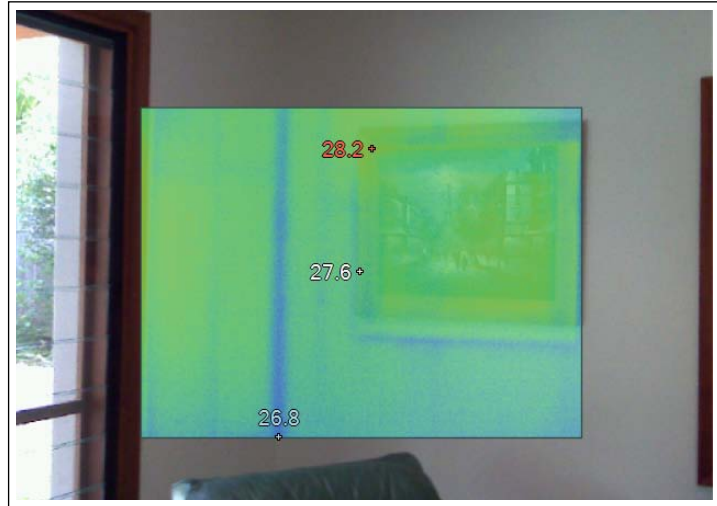
Client:	<i>Name Deleted Address Deleted Phone Deleted</i>
Purchaser:	<i>Name Deleted</i>
Address of Property:	<i>Address deleted</i>
Description:	Brick veneer and fibro walls Concrete and timber floors Pitched and sloping roof
Weather:	Clear
Date of Inspection:	<i>Date Deleted</i>
Date of Report:	<i>Date Deleted</i>
Pest Inspection Report:	Not sighted
Summary:	Thermal anomalies noted in first floor family room.
Recommendations:	Undertake invasive inspection of the areas identified as thermal anomalies. (see Point 5. of Notes at end of Report). Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the thermal anomalies noted and the many obstructions in this building. Re-inspect in six months. These premises have conditions highly conducive to Termite attack. We recommend preventative treatment to subfloor and foundation perimeter by a licensed pest controller. Preventative treatments can cost \$3,000 to \$5,000 depending on the area of the property and type of treatment. Risk of imminent attack is high.
Risk Assessment:	Extremely high risk

IMPORTANT:

The above Summary is strictly a brief summary only, supplied to allow a quick overview of the inspection results. It is not the Report. It must not be relied upon and must be read in conjunction with the detailed Report and Notes which follow. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report overrides the Summary.

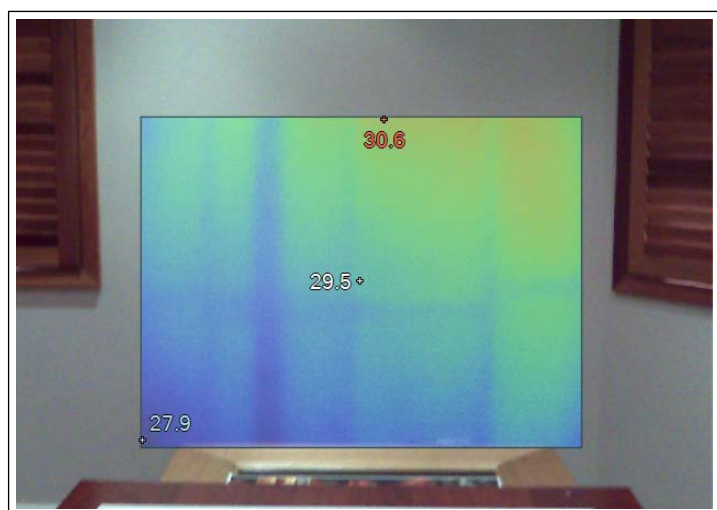
DETAILED PROPERTY REPORT

LOUNGE ROOM



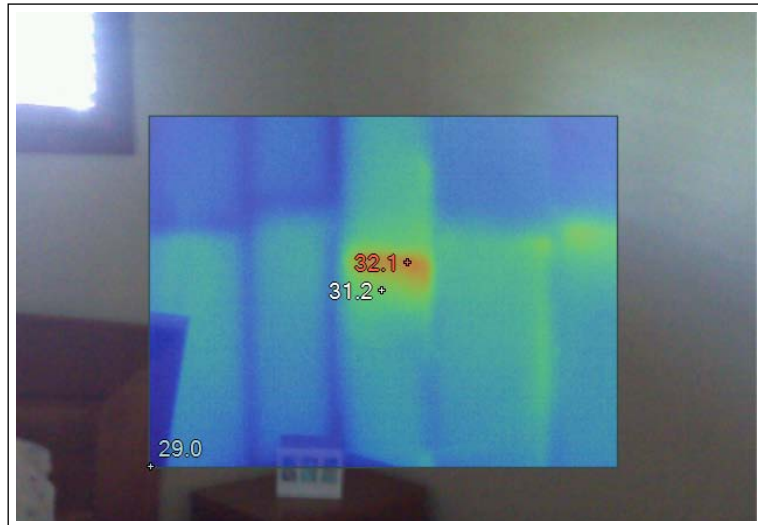
Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.4 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

DINING ROOM



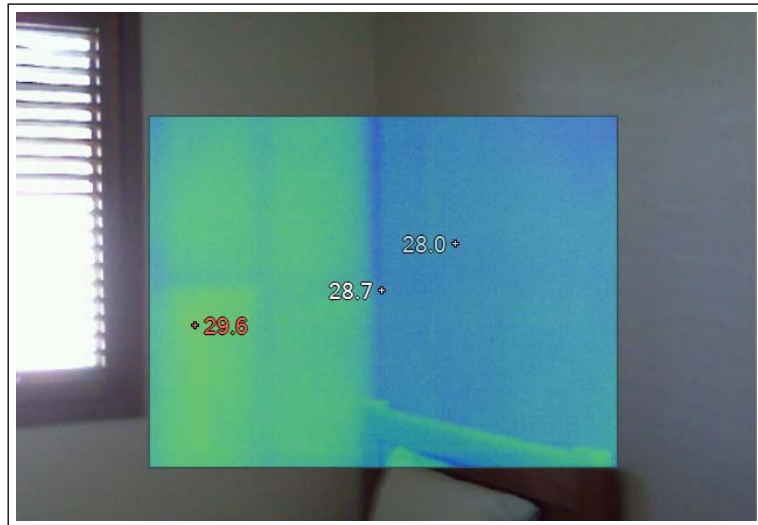
Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 2.7 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

MASTER BEDROOM



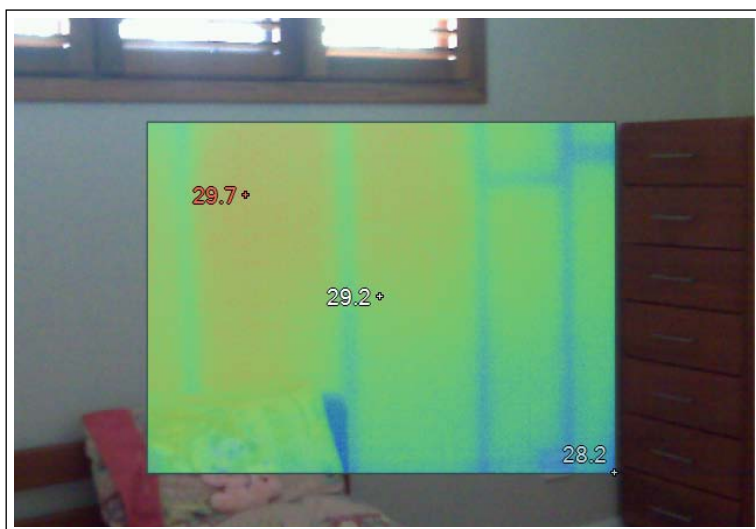
Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	Termite activity suspected in The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 3.1 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

SECOND BEDROOM



Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	Termite activity suspected in The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.6 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

THIRD BEDROOM



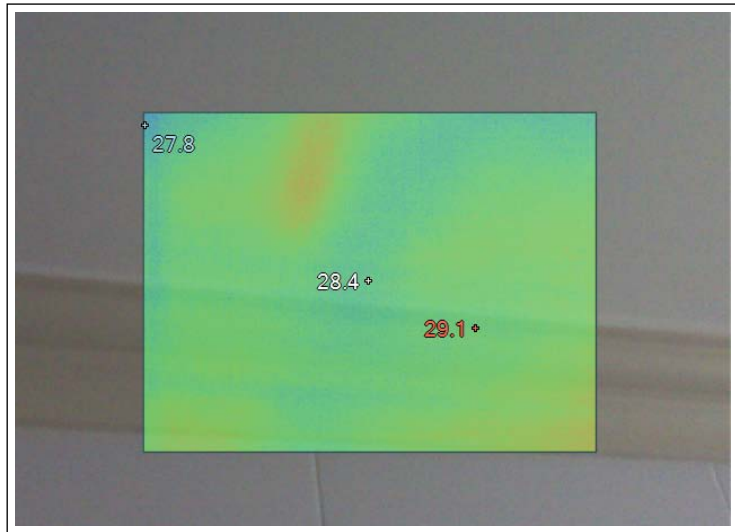
Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	Termite activity suspected in The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.5 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

FOURTH BEDROOM



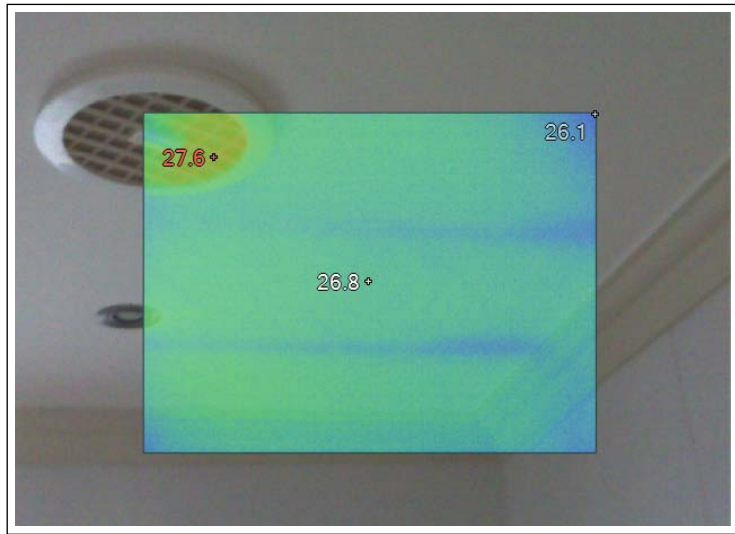
Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	Termite activity suspected in The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.5 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

ENSUITE BATHROOM



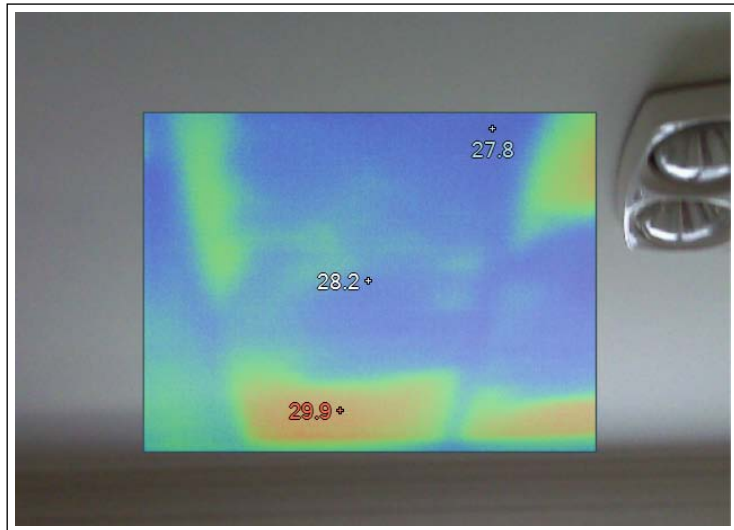
Obstructions:	Amenities and tiled walls
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.3 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

GROUND FLOOR BATHROOM



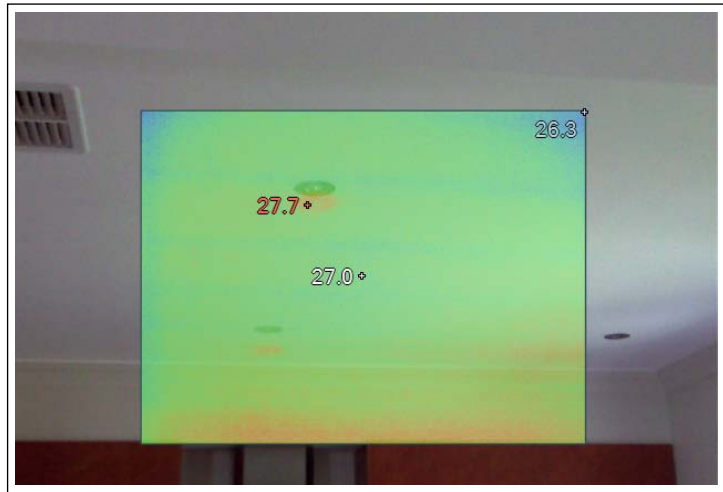
Obstructions:	Amenities and tiled walls
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.5 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

FIRST FLOOR BATHROOM



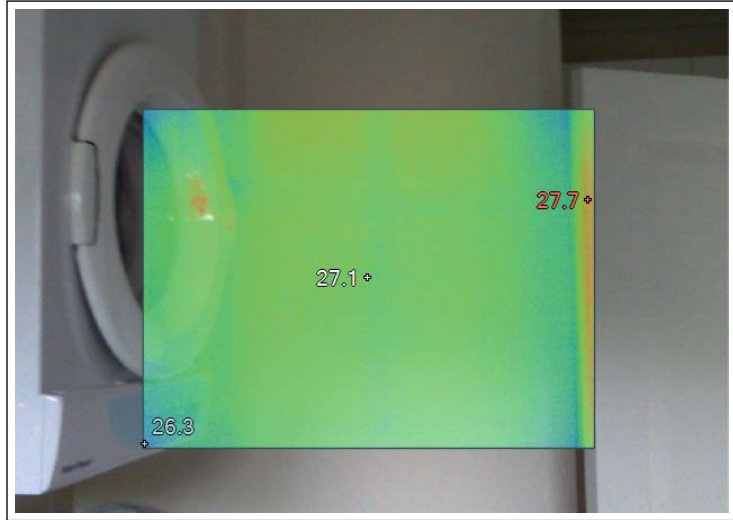
Obstructions:	Amenities and tiled walls
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 2.1 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

KITCHEN



Obstructions:	Cupboards
Visible Indications:	Nil
Location of Image:	Ceiling
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.4 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

LAUNDRY



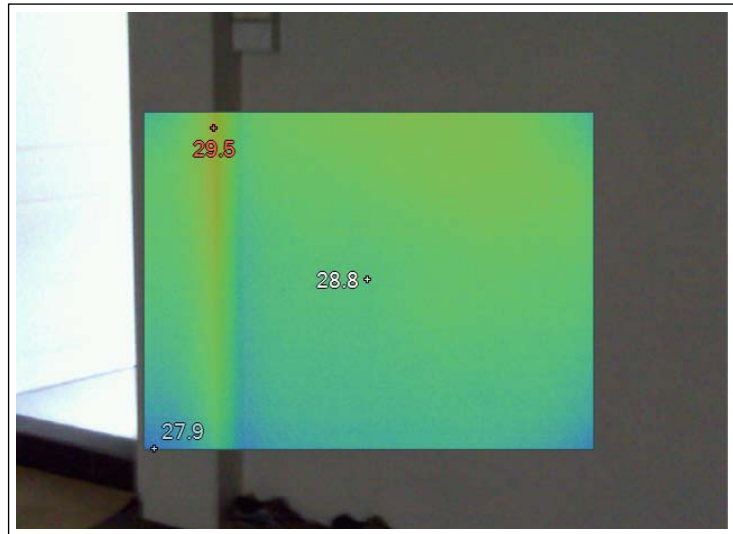
Obstructions:	Amenities
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.4 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

FAMILY ROOM



Obstructions:	Furniture
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	Thermal anomalies noted in left wall
Explanation:	Termite activity suspected. High thermal reading may be due to absorbed heat from direct sunlight. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 8.4 degrees.
Recommendations:	Undertake invasive inspection of the areas identified as thermal anomalies. (see Point 5 of Notes at end of Report). Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the thermal anomaly and the obstructions. Risk of imminent attack is high. Re-inspect in six months.

GARAGE



Obstructions:	Cupboards and personal effects
Visible Indications:	Nil
Location of Image:	Wall
Thermal Anomaly:	No thermal anomalies noted
Explanation:	No evidence of termite activity. The presence of termites is suspected when the temperature range in any image is greater than 5 degrees. As recorded in the image above, the temperature range is 1.6 degrees.
Recommendations:	Remove obstructions and re-scan. Risk of concealed activity/damage is high due to the obstructions. Risk of imminent attack is high. Re-inspect in six months.

**THESE NOTES FORM PART OF THIS REPORT
AND ARE SPECIFIC TO THIS PROPERTY**

1. **Purpose of Report:** The Thermal Imaging Inspection Report is solely undertaken for the purpose of detecting thermal irregularities or anomalies that may be caused by current termite infestation.
2. **Thermal Images** of every accessible room in the property were taken. Images included in this report are a sample of the images taken of the property.
3. **Not a Guarantee:** This Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible area or section of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. The Australian Standard for Termite Management Part 2: In and Around Existing Buildings And Structures, AS 3660.2-2000, recommends that properties should be inspected at least every 12 months but more frequent inspections are strongly recommended.
4. **Sample Report:** In accordance with the Australian Standard AS4349.0 Part 0: General requirements Section 2 Inspection Agreement, 2.1 General, C2.1, you confirm that you, or your Solicitor or Conveyancer, have seen a sample of our Report on our website, or elsewhere, and acknowledge that you are satisfied with the aspects covered in the Sample Report and the extent of reporting in the Sample Report which is similar to the Report you have received.
5. **Thermal Imaging Camera:** The thermal imaging camera uses infrared technology to detect variances in infrared radiation being emitted from the surface being surveyed. It cannot see through walls and therefore cannot determine the presence of any damage.
6. **Thermal Anomalies:** When thermal anomalies are identified, we strongly recommend that a more invasive inspection should be undertaken which may include a boroscope inspection*, removing wall lings, removing brickwork or other claddings, cutting traps and lifting carpets so that the timber structure can be inspected for the presence of damage.

*A boroscope inspection is an intrusive inspection involving the insertion of a probe through holes that are made in the ceilings, walls and floors so that the concealed timbers in these areas can be examined to determine whether termite damage or termite infestation is present. Permission should be obtained from the owner because this process causes damage to the property.
7. **Recommendations:** Where recommendations are made for further investigation of any section of this property, including recommendations to undertake a more invasive inspection, remove wall lings, remove brickwork or other claddings, cut traps and lift carpets so that further access is gained, such access and further inspections subsequent to access being gained must be carried out before this purchase proceeds.
8. **Thermal Imaging Limitations:** Thermal imaging is a diagnostic technique that may detect variations in temperature that may indicate the presence of termite infestation in a building. Thermal imaging is not a conclusive test for the presence of termites because variations in temperature can be influenced by a variety of factors including but not limited to the temperature on the day of the inspection, the temperature inside the property, heaters and air conditioners in the property, plumbing pipes and electric cables in the walls of the property, light switches, powerpoints and electrical appliances such as ovens, refrigerators and hotplates. The thermal camera may also not be able detect a small number of termites that

may be present since they may not produce sufficient heat for detection. For all the reasons stated above, this report is not a guarantee that termites are not present in the property. Accordingly, this report can only be relied upon if termite infestation is discovered in the property.

9. **Detection Of Damage:** Thermal imaging cannot detect damage due to termites in the timber structure of a building. For this reason, it is not the purpose of this Report to identify termite damage. Any termite damage that may be present in the building can only be assessed by a visual inspection of the termite damaged areas.
10. **Areas Not Inspected:** This Thermal Imaging Inspection Report covers all accessible internal areas of the dwelling. The Report does not include the roof void, subfloor (area below the property), trees, fences, sheds, pergolas and landscaping timber. These areas are areas that must be inspected by a pest inspector and reported on in a Visual Timber Pest Inspection and Report.
11. **Inaccessible Areas:** This Report will not disclose termite infestation in inaccessible areas or areas that are not reasonably visible.
12. **Restricted Access:** Only the readily accessible and readily visible areas of this building were inspected and reported on. The Report therefore does not extend to any areas where there were physical limitations which inhibit or prevent access and inspection, including but not limited to, fixtures, fittings and furniture containing clothes and other stored articles/materials, thermal insulation, sarking, pipe/duct work, and areas covered by or containing builders debris. Any section of the building that is not readily accessible, such as garages, laundries, sheds, other rooms, or any other areas that are locked, cannot be reported on and no responsibility will therefore be taken in respect of termite infestation that may be present in these parts of the building. The client will be charged an additional fee to inspect these areas if access becomes available at a later date.
13. **Reasonable Access:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access is defined as "areas where safe unobstructed access is provided". Reasonable access does not include removing screws or bolts to access covers. Reasonable access does not include destructive or invasive inspection methods nor does it include cutting or making access traps or moving furniture, floor coverings or stored goods. Access to any areas of the building as detailed above must be made by the owner. We recommend you arrange for us to gain access to any areas of the building that were not accessible to determine whether any termite infestation is present in these areas. However, we advise that this will require a second visit to the property at an additional fee.
14. **Further Access:** Where we recommend that further access to sections of the property be arranged for us, you should urgently arrange for such further access to be provided so that further inspections of those sections can be carried out BEFORE you proceed with a purchase of this property. No inspection of any furnishings or household items was made for the purposes of this Report.
15. **Right Of Entry:** In accordance with the Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings, please note that Section 2.3.2 Areas for inspection says that the inspection covers accessible areas only. The client must arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection. Accordingly, any areas of the building that are not accessible will be excluded

from the Report and the client will be charged an additional fee if those areas become accessible and an inspection of those areas are requested.

16. **Movement Of Objects:** Our inspectors are not authorised to move any items on the properties we inspect including but not limited to furniture, fittings, floor coverings, white goods, debris, vegetation or any personal effects. These items can conceal termite infestation. Accordingly, the client will be charged an additional fee to inspect these areas if access becomes available at a later date as a result of the movement of these items.
17. **Vacation Of Property:** Occupied properties invariably present restrictions to access due to the presence of furniture, furnishings, floor and wall coverings, insulation, appliances, foliage and personal possessions. Accordingly, we will accept no responsibility for the presence of any termite infestation or for the repair of any termite damage that may become apparent when a property is vacated by the former occupants of the property.
18. **Termite Damage:** Should the presence of termite infestation be identified or suspected, it is not the purpose of the Report to assess any damage due to termites.
19. **Future Damage:** This Report is based only on the condition of the building at the time of the inspection. The Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings states in section 2.2 Purpose of Inspection that the purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the time of inspection. Accordingly, this Report is a Report on the condition of the property at the time of the inspection and we accept no responsibility for any termite infestation that may appear at any time in the future.
20. **Termite Attack Awareness:** Please be aware that termites can attack, infest and cause structural damage to a property in a very short period of time, often in a matter of weeks, and for this reason this Thermal Imaging Inspection and Report is only valid for 6 weeks from the date on the Report.
21. **Repair Costs:** Should the presence of termite infestation be identified or suspected, it is not the purpose of the Report to assess the costs of repairs.
22. **Termite Treatment:** It is not part of our engagement to undertake any treatment where Timber Pests infestation is found and it is not part of our engagement to undertake any repairs where damage caused by Timber Pests is discovered.
23. **Evidence Of a Treatment:** Where evidence of a termite treatment is present, you should assume that the treatment was applied as a curative measure and not as a preventative measure. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.
24. **Conditions Conducive to Termite Infestation:** This Report has identified a number of conditions that are conducive to termite infestation and ALL the recommendations listed in the Report must be fully implemented immediately to reduce the risk of Timber Pests entry and damage.
25. **Preventative Treatment:** Please note carefully that the only way to protect a property from being attacked by Timber Pests is to have a complete preventative treatment carried out in accordance with Australian Standard AS3660. Non-active Timber Pests can re-infest at any time unless a treatment is carried out regularly and in accordance with the Australian Standard by a reputable Pest Control firm.

26. **High Risk Categorisation:** We have categorised this property as being of high risk that termite damage or infestation may be present in any timber floor, wall and roof framing not exposed to view. Please note carefully that should you undertake any alterations or additions to this property and discover any termite damage or infestation, we will accept no responsibility for the presence of any termite damage or infestation.
27. **Reliance of Report:** This Thermal Imaging Report cannot be relied upon on its own and must be read in conjunction with the Visual Timber Pest Inspection and Report in accordance with AS3660.2 and AS4349.3.
28. **Verbal Report:** This Report overrides any verbal report provided by our inspectors or any conversation that may take place between our inspectors and the client. We strongly recommend that you do not exchange contracts on the strength of a verbal report with the inspector and that every section of the Report is thoroughly read before the purchase proceeds.
29. **Disputes:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice then either party may refer the dispute or claim to a mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then this Company may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrators fees will be shared equally by the Company and the client and the client is required to forward half of the cost of the Arbitrators fees to the Company before the Arbitrator is engaged. The Arbitrator will also determine what costs each of the parties are to pay.
30. **Conditions:** The client agrees that they accept the report with all the conditions stated therein. Should the Client not agree to any condition in this Report, a written Notice must be received in the Company's registered office within 7 days of the date of the Report.
31. **Liability To Third Parties:** This Report is made for the use and benefit of the client named on the front of the Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report, wholly or in part. Any third party seeking to rely or acting in reliance on this Report, whether in whole or in part, does so at their own risk.