

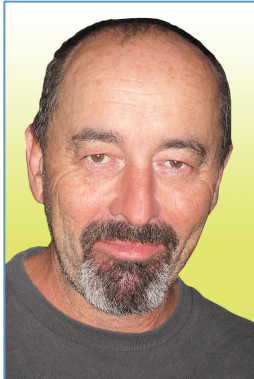


**MAROOCHY RIVER
PEST CONTROL**
& Inspection Services

Sentricon II
Advanced Termite Control



Years of Expertise



Timber Pest Inspections when Purchasing a Property

PO Box 113, Yandina, Queensland 4561

Ph: 5472 8558 **Mobile:** 0421 496 370 **Email:** ashley@mrpestcontrol.com.au

It is extremely important to have a timber pest inspection & a building inspection when purchasing a property. There may be treatment, repair, maintenance issues which have not been allowed for in the purchase price. The inspection may give you the ability to negotiate these costs with the vendor, thus letting your purchase proceed.

When buying property, the purchaser can quite often have an emotional attachment to the purchase; therefore an independent inspection will give a balanced view of the property.

When inspecting a property for timber pests, I carry out a very thorough inspection to the building interior, exterior, roof area, subfloor area, & site including fences, landscape timbers, trees & stumps. Then I compile a minimum fifteen page report detailing my findings.

I inspect the property for activity & damage by subterranean termites, seasoned timber borers, timber decay (rot), timber delignification, mould, & conditions conducive to timber pest infestation. I comment on the form of protection in place & whether or not re-application is necessary. This gives the purchaser a lot of very important information, as many purchasers are not aware of their obligations in maintaining a property against timber pests, & hence they run the risk of voiding product and/or Builder's warranties.

I encourage the purchaser to meet me on site, so that I can pinpoint any issues to them, & this helps them understand the written report by taking generalisation out of the equation. I also explain any issues in plain English, which is appreciated greatly by my clients, especially considering the high stress levels that normally accompany buying property.

I work with a Building Inspection Company, which is totally independent of myself, but it gives the client the advantage of having two specialists (with in excess of 25 years experience each) carrying out the inspection. Both myself & the building inspector are Queensland BSA licensed, & I am the only RSA Accredited Level 6 timber pest inspector on the Sunshine Coast. I can arrange it so that we carry out our inspections at the same time, thus saving time for the client & selling agent, & we can also offer a very competitive price. In most cases, the report will be furnished within 24 hours of the inspection.

Ashley Smith
Proprietor and Pest Management Specialist

Anton Clarke and Loan Smart do not receive any referral commissions or kickbacks (or free lunches) from any of the business mentioned in this presentation, we have included the companies details as we have had clients use their services and they come highly recommended, however we are unable to offer any guaranties as to their goods or services. We recommend in all cases to get a written quote for your own protection as the figures mentioned above are a guide only. Please let us know how you found your experience with their service, great, good, ok or poor.