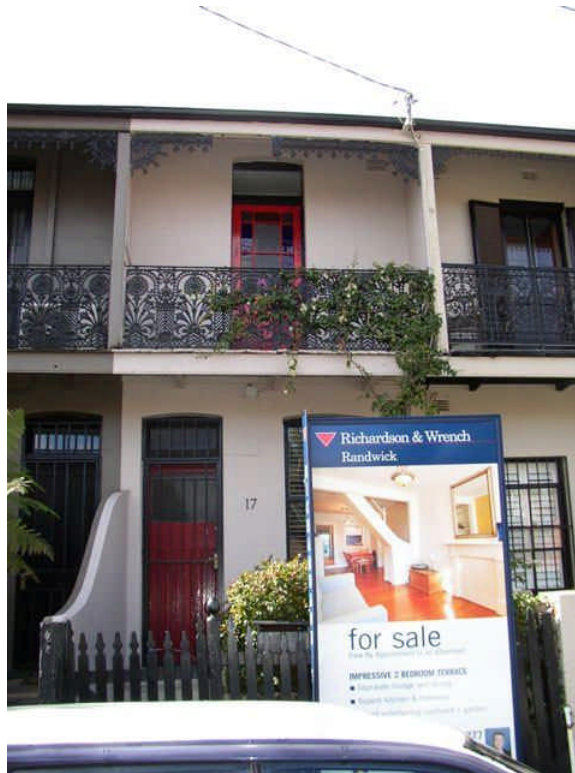


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PEST INSPECTION REPORT for: SAMPLE PEST INSPECTION REPORT

Inspected Property:
90 Wentworth Street, SAMPLETON



Reference Number:
Sample Pest Inspection Report 12345

Alpha Building Services Pty Ltd T/A Inspect It
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VISUAL TIMBER PEST INSPECTION REPORT

CLIENT & SITE INFORMATION:

COMMISSIONED BY:

SAMPLE PEST INSPECTION REPORT.

YOUR CONTACT:

Mr. Smith.

YOUR REF/FILE NUMBER:

12345.

DATE OF INSPECTION:

19th July 2006.

YOUR CLIENT

Mr. & Mrs. Smith.

PROPERTY ADDRESS:

90 Wentworth Street, SAMPLETON.

INSPECTED BY:

Dale Kennedy (Contact telephone number: 0425 223 008)

Builder Contractor Licence No. 104136C

Builders Consultancy Licence No. BC101.

TERMS AND CONDITIONS

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-1998 - Inspection of buildings Part 3: Timber Pest Inspections.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. Inspection has been made in the areas where infestation is most likely to occur. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were not, or have not been, infested by Timber Pests. Accordingly, this Report is NOT A GUARANTEE that an infestation and /or damage does not exist in any inaccessible or partly inaccessible area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. 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 twelve (12) months but more frequent inspections are strongly recommended.

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non-wood decay fungi is commonly known as Mould, and not considered to be a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was**

carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, as the case may be, of infestation and/or damage caused by subterranean termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), by visual inspection of those areas and sections of the property accessible to the Inspector at the time and on the date of inspection. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") were excluded from the inspection, but have been reported on if, in the course of the inspection, any visible evidence of infestation happened to be found. No liability shall be accepted on account of failure of the within Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the within Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the Inspector (including but not limited to) any area(s) or section(s) so specified by the within Report. This report does not and cannot state the extent of any damage. Any mention within this report relating to extent of any damage has been done with the sole intent of assisting with treatment specifications and must not be used by any party as a guide to the extent of damage for the purpose of estimating repairs or replacement costs. If any past or present infestation or damage is noted in this Report, whether this damage is to the structure or the surrounding grounds, it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the Building Trade be asked to determine the extent of damage to the property and an invasive inspection must be carried out to determine any concealed timber pest damage or activity.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

BRIEF SUMMARY

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own.**

Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override that of this Summary.

For complete and accurate information, please refer to the following report.

ACCESS

Any area(s) to which access should be gained:

Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the report. See details under heading - **Subfloor**.

TIMBER PEST ACTIVITY OR DAMAGE

Active termites found:

At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

Damage caused by termites found:

Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the report.

Damage caused by borers found:

At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage caused by wood decay found:

Evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the report.

DESCRIPTION OF STRUCTURE(S) INSPECTED

The property inspected is a

Single storey free standing dwelling.

ROOF

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

Restrictions to Access

Access Restrictions

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Roofing timbers above the area(s) listed below were not accessed.

Above the following location or area

Various areas of the roof void:

Restrictions to Inspection

Inspection Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out.

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

Inspection of timbers within the roof cavity was significantly restricted by a heavy build up of dust. This prevents close inspection in detail of many roof timbers.

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Above the following location or area

The entire roof void:

Evidence of active timber pests

Details

No visible evidence of active subterranean termites or Anobium borers to accessible areas at the time of inspection.

INTERIOR

Restrictions

Inspection Restrictions

Both floorcoverings and furnishings were present and restricted inspection within this area. We note some timbers have been either heavily painted, filled or a combination of both. This is not necessarily unusual however, it does make determining evidence of timber pest attack more difficult and in some cases, can mask damaged timbers.

Access Restrictions

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Location/area

Various internal areas:

Evidence of active timber pests

Details

No visible evidence of active subterranean termites or Anobium borers to accessible areas at the time of inspection.

SUBFLOOR

Restrictions

Restrictions/description

No entry point could be located and no report is submitted on the following area(s). In principle, access should be gained to enable a more complete report to be submitted. See section 3.0 - Invasive Inspection. Plumbing prevented full body access being gained below the area(s) listed below. We recommend a more complete inspection of this area be carried out. See Section 2.0 - Reasonable Access. Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest attack may be present but not identified within this report. See Section 3.0 - Invasive Inspection.

Below the following location or area

Laundry: Front verandah: Rear verandah:

Evidence of active timber pests

Details

No visible evidence of active subterranean termites or Anobium borers to accessible areas at the time of inspection.

Termite Damage

Damage caused by termites found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected subfloor timbers

Bearers: Floor joist/s:

Below the following location or area

Dining room:

Severity

Visible timber damage appears moderate. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Conducive conditions

Description

We recommend the removal of forming timbers from the underfloor area as these predispose the property to termite attack.

A water leak appears to be present in this area. This should be investigated and rectified.

Below the following location or area

Bathroom:

VENTILATION

Subfloor Ventilation

Description

Subfloor ventilation appears to be limited.

EXTERNAL TIMBERS

Evidence of active timber pests

Details

No visible evidence of active subterranean termites or Anobium borers to accessible areas at the time of inspection.

New Timbers

New or repaired timberwork

All fencing timbers appear to be replaced with metal. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected external timbers

Fencing timbers:

Location/area

Southern elevation: Eastern elevation: Western elevation:

Conductive Conditions

Description

We recommend the test drilling of trees or tree stumps on the property as they are capable of concealing termite colonies.

Some gutters and/or downpipes appear to discharge rainwater directly adjacent to the foundations of the structure. These should be connected to a stormwater dispersal system.

FENCES

Fences not inspected:

Details:

All the fences are of non timber construction.

GARAGING

Description of garaging

Describe garaging

A garage:

Restrictions

Description

Stored items restricted inspection to the interior. Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Evidence of active timber pests

Details

No visible evidence of active subterranean termites or Anobium borers to accessible areas at the time of inspection.

Termite Damage

Damage caused by termites found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected garage timbers

Wall framing timbers: Roof framing timbers:

Severity

Visible timber damage appears moderate. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Wood decay damage found

Description

Yes - Wood decay damage was noted to the following timbers/areas.

Affected garage timbers

Roof framing timbers: Door frame timbers: Window frame(s):

Severity

Visible timber damage appears moderate. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspect and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

New Timbers

New or repaired timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected garage timbers

Wall framing timbers: Window frame(s):

Conducive Conditions

Description

Some gutters and/or downpipes appear to discharge rainwater directly adjacent to the foundations of the structure. These should be connected to a stormwater dispersal system.

The level of some external paths, paved areas or soil is either higher than, or at a similar level, as that of the internal floors. This situation could allow concealed termite entry. We strongly recommend the lowering of these to below the internal floor level to reduce the risk of concealed termite entry.

OUTBUILDINGS

Description of Outbuildings

List of outbuildings

No outbuildings were present at the time of inspection:

EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

Evidence of termite treatment to the property

Description

Yes - We found evidence that a termite treatment may have been carried out to this property. Where any evidence of a termite treatment or termite management system was noted, we recommend any prospective purchaser research the documentation available in relation to this property and seek further information from the vendor in relation to any previous termite attack. The following evidence was found during our inspection. We found evidence of a termite baiting system present at the property.

SUMMARY IN DETAIL

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS:

Further Access Required:

We were unable to gain access to either the entire subfloor void or significant sections of the subfloor area. It should be noted that the underfloor area is the prime area of timber pest attack and active termites or other timber damaging pests may be present and not detected. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate. The lifting of floorcoverings (if present) in an attempt to locate existing floor traps has not been carried out and is not within the scope of a standard visual inspection. Should the floor timbers be exposed and polished, a carpenter should be engaged to cut traps.

No Evidence of Active Timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding 12 monthly or more frequently if recommended in the body of this report.

Termite Damage:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspection.

TREATMENT RECOMMENDATIONS

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

Chemical Treatment Recommendations

Detailed Treatment Specification not submitted

We have determined that a termite treatment in accord with AS 3660 is necessary. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered necessary.

IMPORTANT INFORMATION

PLEASE NOTE:

The following information is very important and forms an integral part of this report.

In relying upon this report you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pest attack. This information forms an integral part of the report.

1.0 DEFINITIONS

For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

1.3 Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

1.4 Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

1.6 Timber Damage - Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase

significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior

Access hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor

Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior

Must be accessible from a 3.6m ladder.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this report will be greater than for a visual inspection. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. **With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.**

5.0 EVIDENCE OF TERMITE DAMAGE

Where evidence of termite damage was noted in any structure or on the grounds of the property, you must

understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

6.0 SUBTERRANEAN TERMITES

No Property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge.

Termite Damage! Once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat.

7.0 BORERS OF DRY SEASONED TIMBERS

Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected.

Anobium punctatum borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

Lyctus brunneus borer (powderpost beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the structural timbers contain no more than 25% Lyctus susceptible sapwood, these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved or required.

Contact the Inspector

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. 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. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The inspection and report was carried out by:

Dale Kennedy (Contact telephone number: 0425 223 008)
Builder Contractor Licence No. 104136C
Builders Consultancy Licence No. BC101

Dated this: 19 July 2006

SIGNED FOR AND ON BEHALF OF:

INSPECT IT