

Australian Standard™

Inspection of buildings

Part 3: Timber pest inspections

This Australian Standard was prepared by Committee BD/85, Inspection of Buildings. It was approved on behalf of the Council of Standards Australia on 20 March 1998 and published on 5 June 1998.

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Australian Concrete Repair Association
Australian Consumers Association
Australian Environmental Pest Managers Association
Australian Federation of Consumer Organizations
Australian Institute of Building
Clay Brick and Paver Institute
Concrete Masonry Association of Australia
Local Government and Shire Associations
Master Builders Australia
National Association of Forest Industries
Queensland Law Society
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Additional interests participating in preparation of Standard:

Australian Pest Controllers Association
CSIRO Forestry and Forest Products
State Forests of N.S.W.
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Part 3: Timber pest inspections

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PREFACE

This Standard was prepared by the Standards Australia Committee BD/85, Inspection of Buildings, at the request of pest-controllers.

The objective of the Standard is to introduce a uniform approach in reporting the activity and susceptibility of buildings to structural damage by timber pests.

This Standard is part of a series of Standards as follows:

AS

- 4349 Inspection of buildings
- 4349.1 Property inspections—Residential buildings
- 4349.3 Timber pest inspections (this Standard)

Other Standards in preparation are as follows:

Part 2: Property inspections—Non-residential buildings

Part 4: Progress inspections

Part 5: Maintenance inspections

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CONTENTS

	<i>Page</i>
FOREWORD	4
SECTION 1 SCOPE AND GENERAL	
1.1 SCOPE	5
1.2 APPLICATION	5
1.3 REFERENCED DOCUMENTS	5
1.4 DEFINITIONS	5
1.5 INSURANCE	7
SECTION 2 THE TIMBER PEST INSPECTION	
2.1 TIMBER PEST INSPECTORS	8
2.2 ITEMS TO BE INSPECTED	8
2.3 EXCLUSIONS	9
2.4 SUSCEPTIBILITY TO INFESTATION BY TIMBER PESTS	9
2.5 INSPECTION FOR TIMBER PESTS	9
2.6 INACCESSIBLE AREAS	10
2.7 DETECTION OF TIMBER PESTS	10
SECTION 3 THE TIMBER PEST INSPECTION REPORT	
3.1 THE STANDARD TIMBER PEST INSPECTION REPORT	12
3.2 LIMITATIONS AND CONDITIONS	12
APPENDICES	
A TYPES OF TIMBER	14
B FUNGAL DECAY OF TIMBER	16
C TERMITE DAMAGE IN TIMBER AND THE DETECTION OF SUBTERRANEAN TERMITES	29
D BORERS	37

FOREWORD

Every year many buildings in Australia are damaged by subterranean termites (also commonly but incorrectly called white ants) or other timber pests. Persons who wish to purchase or maintain a property that includes timber structures may require advice to determine whether the building is at risk or has been damaged by pests. A uniform system of inspection will help to ensure that all inspections meet a minimum acceptable standard.

STANDARDS AUSTRALIA

Australian Standard Inspection of buildings

Part 3: Timber pest inspections

SECTION 1 SCOPE AND GENERAL

1.1 SCOPE This Standard sets out the minimum acceptable requirements for visual inspection and reporting on the activity of timber pests.

Timber pests that damage timber specifically include subterranean and dampwood termites, borers of seasoned timber and wood decay fungi.

The purpose of a timber pest inspection in a building is to assess the following:

- (a) Evidence of timber pests.
- (b) Severity of damage caused by timber pests.
- (c) Susceptibility of building to infestation by timber pests.
- (d) Remedial and protective measures required.
- (e) Further investigations required.

NOTE:

- 1 This Standard does not require inspection and reports on drywood termites due to the extreme difficulty in locating the small colonies. Where they are commonly encountered, the report should advise that a special purpose report may be necessary.
- 2 Regular, competent inspections are strongly recommended, at least on an annual basis. Where justified, more frequent inspections may be recommended, e.g. in situations considered more conducive to timber pest infestation.

1.2 APPLICATION This Standard is for use by pest controllers, prospective purchasers, property owners and managers, building surveyors/inspectors, building consultants, architects and others who provide timber pest reports on properties. Purchasers of properties may request an inspection and report carried out in accordance with this Standard.

This Standard applies to all classes of buildings, as described in the Building Code of Australia.

NOTE: For types of timber see Appendix A.

1.3 REFERENCED DOCUMENTS The following document is referred to in this Standard:

BCA Building Code of Australia

1.4 DEFINITIONS For the purpose of this Standard, the definitions below apply.

1.4.1 Access hole—a hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.

1.4.2 Active—the presence of live timber pests at the time of inspection.

1.4.3 Client—the person for whom the inspection is being carried out.