

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.

---

The following interests are represented on Committee BD/85:

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  
The Association of Consulting Engineers, Australia  
Housing Industry Association

Additional interests participating in preparation of Standard:

Australian Pest Controllers Association  
CSIRO Forestry and Forest Products  
State Forests of N.S.W.  
Insurance Council of Australia  
Law Society of New South Wales  
N.S.W. Financial Institutions Commission  
Real Estate Services Council, N.S.W.  
TAFE Commission, N.S.W.  
Industry representatives

---

**Review of Australian Standards.** To keep abreast of progress in industry, Australian Standards are subject to periodic review and are kept up to date by the issue of amendments or new editions as necessary. It is important therefore that Standards users ensure that they are in possession of the latest edition, and any amendments thereto.

All details of all Australian Standards and related publications will be found in the Standards Australia Catalogue of Publications; this information is supplemented each month by the magazine 'The Australian Standard', which subscribing members receive, and which gives details of new publications, new editions and amendments, and of withdrawn Standards.

Suggestions for improvements to Australian Standards, addressed to the head office of Standards Australia, are welcomed. Notification of any inaccuracy or ambiguity found in an Australian Standard should be made without delay in order that the matter may be investigated and appropriate action taken.

---

This Standard was issued in draft form for comment as DR 95268.

AS 4349.3—1998

Australian Standard™

---

**Inspection of buildings**

**Part 3: Timber pest inspections**

---

First published as AS 4349.3—1998.

Published by Standards Australia  
(Standards Association of Australia)  
1 The Crescent, Homebush, NSW 2140

ISBN 0 7337 1946 5

## 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

The term 'informative' has been used in this Standard to define the application of the appendix to which it relates. An 'informative' appendix is only for information and guidance.

Standards Australia acknowledge the following bodies for their kind use and reproduction of the photographs:

- CSIRO
- QFRI
- SFNSW

© Copyright — STANDARDS AUSTRALIA

Users of Standards are reminded that copyright subsists in all Standards Australia publications and software. Except where the Copyright Act allows and except where provided for below no publications or software produced by Standards Australia may be reproduced, stored in a retrieval system in any form or transmitted by any means without prior permission in writing from Standards Australia. Permission may be conditional on an appropriate royalty payment. Requests for permission and information on commercial software royalties should be directed to the head office of Standards Australia.

Standards Australia will permit up to 10 percent of the technical content pages of a Standard to be copied for use exclusively in-house by purchasers of the Standard without payment of a royalty or advice to Standards Australia.

Standards Australia will also permit the inclusion of its copyright material in computer software programs for no royalty payment provided such programs are used exclusively in-house by the creators of the programs.

Care should be taken to ensure that material used is from the current edition of the Standard and that it is updated whenever the Standard is amended or revised. The number and date of the Standard should therefore be clearly identified.

The use of material in print form or in computer software programs to be used commercially, with or without payment, or in commercial contracts is subject to the payment of a royalty. This policy may be varied by Standards Australia at any time.

## 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.

Currently in preview, click buy full version

# 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.