



Why have a Timber Pest Inspection Report?

Scope

Exopest carry out the inspection in accordance with Australian Standard AS 4349.3-1998 Part 3 Timber Pest Inspections. This Standard sets out the minimum acceptable requirement for visual inspection and reporting the activity of the timber pests.

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

Timber Pest Inspections assess:

- Evidence of timber pests.
- Severity of damage.
- Susceptibility of building to infestation.
- Remedial and protective measures required.
- Further investigations required.

Note: Australian Standard AS 3660.1-2000 recommends regular inspections, at least on an annual basis.

Areas Inspected

Exopest inspectors will familiarize themselves with the overall locality and its effects on the report, and inspect those parts of the property which allow reasonable access. Our inspectors will use the latest detection technology including Tramex moisture meter, tap sounding technique and Termatrac T3i (Movement, Thermal Imaging & Moisture). **Exopest** will include an assessment of each of the following areas:

- The interior of the building (excluding furniture and stored items).
- The exterior of the building.
- The roof space.
- The subfloor space.
- The site (including trees, stumps, timbers embedded in the soil) within 50m of the premises and within the boundary.

All accessible timber within the property boundaries shall be inspected such as:

- Structural timbers – subfloor, floor, walls, stairs, ceiling and roofing.
- Joinery and Decorative timber – doors, door frames, windows, window frames, skirtings and joinery.
- Ancillary structures – false floors, built in cupboards and built in furniture.
- Outbuilding and attachment – garages, carport, pergolas, patios, verandahs and posts.
- Garden timber – landscape timbers, fences, logs, pool surrounds, garden boxes or tubs, sleepers and paving blocks.
- Standing timber - trees, stumps and for signs of termite activity.

Exclusions

The following timber items within the property are excluded from the timber pest inspection:

- Furniture, furnishings and stored items.
- Concealed or inaccessible timbers.

Susceptibility to infestation by timber pests

Exopest will assess the level of susceptibility of the building to infestation by timber pests as follows

- Level of accessibility for inspection.
- Presence and effectiveness of visible physical termite barriers.
- Subfloor ventilation – does it comply with BCA 3.4.1
- Subfloor drainage.
- Influence of adjacent areas, (paving and garden beds).
- Damp areas conducive to timber pests (roof flashing, down pipes, plumbing, damp proofing).
- Storage of timber and stored goods under and adjacent to the premises.
- Timber in contact with the ground or masonry.
- Bridging of damp-proof courses, physical barriers or slab edges.

Inspection for timber pests

Exopest will inspect the property comprising of a visual examination of all accessible areas of the property for the following.

- Evidence of the presence of timber pests identifying common name, genus and where relevant and the species of the timber pests.
- Location of activity or damage and general description of the severity of damage.
- Evidence of inactive timber pests.
- Evidence of treatment for timber pests.
- Conditions conducive to timber pests, eg. Wood to soil contact, excessive moisture, debris containing cellulose, cracks in concrete slabs or foundations and poor ventilation.
- Damage caused by timber pests.
- Location of subterranean termite nests found within the property boundaries, up to 50 meters.

Inaccessible areas

Where visual inspection is not available because of access, recommendation will be made to gain access. Areas of no access will be recorded. Inaccessible subfloors are defined as less than 400mm between the top of the soil and the underside of the bearers. Inaccessible subfloors prevent physical crawling and visual inspection. Ducted subfloor heating and foundation walls may also restrict physical access and inspection.

Summary

Timber pest inspection reports are commissioned by property owners to ensure the financial value of their investment is not adversely affected by destructive timber pests. In Australia the greatest economic loss to seasoned timber is caused by fungal decay, termites (white ants) and wood borers. Termites cause more damage to timbers in homes than fire and storm combined. Termites are prevalent in moist sandy soils, like beach-side suburbs especially when underground water is present, but clay and other soils are quite susceptible. Old orchard and market garden suburbs are also common termite areas in Melbourne.

Exopest inspection report is not a guarantee. The conditions of Inspection and the Important Information printed on the report should be read carefully.