A Code of Practice

For Prior to Purchase
Timber Pest Inspections

4th Edition
2021

A Code of Practice

For Prior to Purchase
Timber Pest Inspections

ISBN: 978-0-646-83569-3

Acknowledgements

We gratefully acknowledge the contribution and support of the following in the preparation of this approved Code of Practice:

Australian Environmental Pest Managers' Association Limited (AEPMA)

The Working Party

Keith Farrow – Principal Writer
Gary Stephenson - Writer
Dr Don Ewart - Writer
Patrick Legey – Writer
Malcom Trotter - Writer

The Drafting Committee –

Chaired by: Keith Farrow – How2Training
Gary Stephenson - G. Stephenson Pest Consulting
Dr Don Ewart - Consulting Entomologist
Patrick Legey - AustraPest
Malcolm Trotter - Pink Services

The committee would like to thank the following organisations which provided comment on the first draft document:

Consumer Affairs Victoria
The Australian Bankers Association Inc.
The Law Society of New South Wales

The committee would like to thank all members of the industry and associated industries who contributed to the second edition with their comments and input.

Contents

1. Preface

A Prior to Purchase Timber Pest Inspection carried by a Specialist Timber Pest Inspector is designed to assist potential property purchasers in making an informed purchase decision. For this reason, the Report must be obtained before a purchaser commits to the purchase. This Code of Practice is an initiative of the Australian Environmental Pest Managers' Association Ltd (AEPMA),and is intended to document quality industry practice by establishing benchmarks for the Timber Pest Inspection Industry. Australian Standard AS4349.3 sets a minimum standard for visual timber pest inspections as part of the building inspection group of standards. This Code of Practice delivers additional information to Clients to assist in their purchasing decisions. It establishes a benchmark of pest management industry practice for Prior to Purchase Timber Pest Inspection.

The objective of this Code of Practice is two-fold. First, it aims to set an achievable outcome for the Specialist Timber Pest Inspectors seeking to fulfil the reasonable expectations of the Client. Second, it aims to inform Clients to ensure that realistic expectations are set. Disputes have been problematic under alternative standards, due in part to expectations of Clients not being met.

A Prior to Purchase Timber Pest Inspection has limitations regarding access as it is normally performed for a Client who does not own the property. Limitations in access to both the property and property history are problematic. Furthermore, timber pests and the damage they cause is, by its very nature, often concealed and may only be detected by invasive and probing techniques. The opportunity to use these techniques is minimal on a Prior to Purchase Timber Pest Inspection. Following the initial Standard Timber pest inspection, recommendations for further access requirements and for additional specialist tests may be made. Further tests may be required to provide more complete information and so reduce the risks to the Client.

Timber pest activity is not static. Prior to Purchase Timber Pest Inspections do not in any way prevent pest infestation and timber pest activity may begin after the inspection. Non-detectable timber pest activity and damage may be present at the time of the inspection. This can result in timber pest activity or damage to the property being found after inspections are carried out. Timber pest infestation can occur rapidly. Thus a Prior to Purchase Timber Pest Inspection has significant limitations, and this Code of Practice will help to clarify the expectation of both Inspectors and Clients.

This Code of Practice:

- Defines requirements of experience, training and insurance cover for specialist Inspectors.
- Has been developed to benefit prospective property Purchasers, Vendors, Building Inspectors, Inspectors and those concerned with the transfer of real estate. All stakeholders are encouraged to adopt this Code of Practice.
- Provides guidelines against which a Specialist Prior to Purchase Timber Pest Inspection can be measured.
- Requires and specifies the use of some timber pest inspection tools.

2. Aims

The aim of this Code of Practice is primarily to benchmark a quality practice for a Prior to Purchase Timber Pest Inspection and Report.

In supporting this aim, this Code of Practice seeks:

1) To assist purchasers in selecting a specialist Inspector. Vendor provided reports do not comply with this Code of Practice.

2) To inform potential property purchasers to allow them to make an informed decision regarding the timber pest status of the property.

3) To assist the purchaser by:
   a) providing industry practice and outcome requirements for a Prior to Purchase Timber Pest Inspection by a Specialist Timber Pest Inspector;
   b) providing risk assessments and relevant cost estimates;
   c) setting levels for the required training and experience for the specialist Inspector;
   d) setting a requirement for insurance cover;
   e) defining the tools required to adequately carry out a Prior to Purchase Timber Pest Inspection;
   f) providing information on other tools and Special Purpose Timber Pest Inspections available; and
   g) providing education to both the consumers and the providers of the specialist timber pest inspection service.

4) To assist the Specialist Inspector by:
   a) providing a clear set of guidelines;
   b) harmonising expectations; and
   c) setting a requirement for insurance cover.

5) To assist the building inspector and other trades or professions involved in the transfer of property

3. Document Administration and Review

This Code of Practice was initiated by AEPMA, the national peak professional association for Timber Pest detection, assessment and management in Australia. A working party has been appointed from the Pest Management Industry and relevant stakeholders. This working party is responsible for the development and ongoing administration and review of this Code of Practice and is conducted in accordance with guidelines agreed by the national board of AEPMA. This Code of Practice remains the property of AEPMA which publishes this Code of Practice online. The latest version is available https://www.aepma.com.au/Codes-of-Practice

4. Glossary

This Code of Practice is written in plain English. The meaning of any words not included in this Glossary should be found in any standard Australian English Dictionary.

AEPMA

The Australian Environmental Pest Managers' Association Limited; the national peak professional association for Timber Pest detection, assessment and management in Australia.

Attachments

Attachments include downpipes, paving and pergolas or gardens, or services such as air conditioning units and hot water systems, added to the exterior of the property and abut the foundation wall of the structure. It is recommended that all attachments have an allowance for the Inspection Zone to be visible between the attachment and the foundation wall.

Additional Tests

These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (Termatrac™); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Borescope

A tubular optical device which is sometimes used as an **additional test** to view timbers or areas of a building that would otherwise not be accessible for visual inspection. The use of a borescope usually requires making holes to allow insertion and will require the written permission of the Vendor. The use of a borescope is available to a Specialist Inspector and does not form part of the Standard Timber Pest Inspection but may be provided as an extended or additional service.

Breach

A gap or hole in an existing termite management system of part of an inspection zone.

Bridge

A section or area of a termite management system or inspection zone that has been covered or bypassed and allows termites hidden access into the structure.

Client

The person or entity for which the inspection is being undertaken. It is common for a purchaser's legal representative to obtain pre-purchase inspection reports on behalf of the prospective purchaser. In this case, the party placing the order is doing so on behalf of the purchaser.

Conducive Conditions

Conditions or factors present on a property which may increase either the risk of attack by Timber Pests or that may increase the risk of Timber Pests affecting the property to a greater extent. These conditions may include methods of construction such as very close proximity of timber floors to soil or other factors which have occurred after construction such the blocking of sub-floor ventilators or the build-up of gardens over the edge of concrete slab floors.

Damage

Any degradation that can be directly attributed to Timber Pests.

Damage - Extent

All of the Timber Pests' damage on the site.

Damage – Severity
The impact of the damage on the intended function of the material.

Delignification (Timber Delignification or Timber defibration)
Not pest damage, but a chemical deterioration of timber caused by exposure to contaminants such as vehicle exhaust gases, industrial pollution and coastal salty air. This is usually a slow process. Where serious damage has occurred, replacement of damaged timbers will be required.

Dogs (Termite Detection Dogs)
Dogs that have been specially trained to detect termites. Their handlers require specialist training. The use of these dogs is beyond the scope of a standard Timber Pest Inspection but may be provided as an extended or additional service. The Vendor's written permission is usually required before a termite detection dog can be brought on the property.

Drywood Termites
Termites of the Family Kalotermitidae. Rare pests of structures found in warm and damp parts of Australia, these termites have small colonies that typically live entirely within a single piece of timber. They are excluded from Timber Pest Inspections.

Evidence (Evidence of Timber Pests)
Evidence of Timber Pest attack may be broad and can include the presence of live Timber Pests, damage caused by Timber Pests, mudding or shelter tubes caused by termites, exit holes **or frass** (dust) caused by borers, fungal growth, elevated moisture levels, warping and other distortion of building components.

Faecal Spotting
Evidence left behind by termites passing over a surface, either within or outside their galleries or workings.

Floor Coverings
Materials used to cover the floor structure and may include carpet, linoleum, tiles, floating timber flooring etc.

Frass
Frass is the term used to describe particles of insect excrement. Typically, these persist after infestation and may be diagnostic.

Fruiting Body
Of a fungus, the reproductive structure produced that releases spores. A mushroom is a fruiting body.

Inspection Zone
A band, generally 75 mm high or wide, around a building perimeter or sub-floor member over which termites would need to travel to reach the susceptible timbers and interior of the building. Termites actively bridging an inspection zone leave readily visible traces.

Invasive
A type of inspection where a part or parts of a structure are opened, cut or otherwise modified allowing the inspection of building components or areas that would otherwise be inaccessible to visual, non-intrusive inspection.

Live Timber Pests
The term used when the presence of living subterranean termites or borers is indicated (see also Table 2 on page 22).

Moisture Meter
An electronic device used to assess the moisture content of building components. Elevated moisture levels can be an indicator of Timber Pests and are a serious condition conducive to their attack. The use of a moisture meter is included in a Standard Timber Pest Inspection.

Movement Detectors
Electronic devices designed to detect movement inside solid objects and voids. Range is limited and only a small area can be examined at a time. Termatrac™ has been designed specifically to detect termites. The use of movement detectors,is not included in a Standard Timber Pest Inspection but is available as an extended or additional service from Specialist Inspectors.

Mud Leads (Leads/Shelter Tubes)

Shelter tubes constructed by subterranean termites that allow them to travel over obstacles and surfaces while remaining protected from the outside environment. These are typically constructed from a "mud like" material of soil, faeces and re-worked building materials.

Mycelium

The name given to the non-fruiting body of a fungus. It is constructed from a network of small threads, called hyphae. In fungal attack on timber, the mycelium may extend both inside and outside the timber.

National Competency Standards

National industry-specific standards produced to set minimum knowledge and skill levels required to be met by individuals wishing to prove competency at specified roles or tasks within specific industries, trades or professions. See http://training.gov.au/Search/Training.

Occupants

Persons present within a property. This may include Vendors, tenants and personnel, customers and Clients where a property is used to provide services.

PPE

Personal Protective Equipment.

Pre- inspection agreement

"A document which sets out the agreed scope and purpose of the inspection and which is concluded before works begin."

Probing

The application of pressure to a building component or timber with a tool, (usually pointed). This can sometimes allow detection of Timber Pests or damage.

Property Manager

The person or entity who manages a tenanted property. It is often the Property Manager who arranges access for inspection to tenanted properties. Property Managers do not normally sell properties.

Purchaser

The person or entity buying, or prospectively seeking to buy, the property.

Real Estate Agent (Agent)

This is commonly the Vendor's Agent who is engaged by the Vendor to sell the property and receives payment for this service. In some cases, a property is sold by a different Agent (Selling Agent) and in these cases, both Agents would normally receive a share of the selling fee.

Seasoned Timber

See "timber".

Sounding

The tapping of timbers and other building components. In some cases, the presence of Timber Pests can be detected by sounding.

Specialist Timber Pest Inspector

For the purposes of this code, an Inspector who carries out the Standard Timber Pest Inspection in accordance with this Code of Practice and possesses the required experience and training stipulated in it.

Special purpose inspections

During a Standard Prior to Purchase Timber Pest Inspection, findings may recommend the need for additional or extended (special purpose) inspections ie cutting traps, Thermal Imaging, borescope, detection dogs and other. They all form part of a special purpose inspection and are not included in a Standard Timber Pest Inspection

Splinter Test

Decay in timber can be checked by a splinter test. That is the attempted removal of a splinter from the timber.

Standard Timber Pest Inspection

The inspection covered by this Code of Practice which includes some limited tests being sounding, limited probing and possibly the use of a **"splinter test".** It also includes the use of a Moisture Meter but does not include the use of specialist inspection techniques or tools. On completion of a Standard Timber Pest Inspection, recommendations may be made by the Inspector for extended or additional Specialist Timber Pest Inspections.

Strip Shield

A sheet of material, impervious to termites, commonly a corrosion-resistant metal, placed within building members to prevent hidden termite access and forcing termites out to the edges where their actions will be visible. Also known as an *ant cap*.

Structural Significance

Whether damage caused affects the performance of the member affected.

Termatrac™

See "Movement Detectors".

Termite Management Systems

For the purpose of this Code, Termite management systems, are intended to force termites into all zones where their presence can be seen. Termite management systems do not stop termite infestation and do not stop termite entry into structures. Termite management systems are important and beneficial in the early detection of termites during regular maintenance inspections.

Thermal Cameras (Thermal Imaging)

Electronic devices that display an image of temperature variance in the surfaces of building components. They can sometimes assist in the detection of Timber Pests or conducive conditions and may be provided as an extended or additional service.

Timber

Timber is wood which is cut from trees, then dried and processed for use in construction.

Timber Form Work

Temporary framing used to support concrete during construction. Commonly used by Timber Pests to access structures.

See above in Standard Timber Pest Inspection

The timber Pest Inspection Provider

The business or entity providing the Timber Pest Inspection

Timber Pests

Subterranean termites, rot (fungal decay) and borers of dry, seasoned timber (See Table 2).

Timber Pest Report

Document used to communicate and describe the inspector's findings and recommendations and is an essential part of the Timber Pest Inspection.

Units of Competency

Individual, industry specific elements of the National Competency Standards. The unit of competence defines the minimum knowledge and skill levels required by an individual to be competent at performing a specific task or role. See http://training.gov.au

Vendor

The person or entity that is selling the property.

Wall Linings

A cladding or covering which conceals the structure of the wall.

Wood

"Wood is the unprocessed hard, fibrous material which comprises the stem of a tree or shrub". "See also "timber""

5. Scope

This Code of Practice is for the people involved with the sale of property. It explains how to get the best from Prior to Purchase Timber Pest Inspections and explains what should be inspected for and reported on in for a Standard Prior to Purchase Timber Pest Inspection.

It also sets out:

- The tools and tests that are to be included in the standard inspection;
- Additional tests and tools that may form part of a special purpose or extended; inspection.
- The qualifications and experience to be held by a Specialist Timber Pest Inspector; and,
- A requirement that Professional Indemnity insurance.

A Pre-Inspection agreement is required between the prospective purchaser or their representative and the inspection provider which seeks to harmonise expectations between all parties in relation to what can reasonably be inspected and reported on. It also points out that limitations will exist on what can be inspected.

The Timber Pests that are of structural significance and attack seasoned timber in service which this Code of Practice covers includes: Subterranean Termites, Borers, and Rot or Fungal Decay (see Table 2 on page 22).The Timber Pests that are of structural significance and attack seasoned timber in service which this Code of Practice covers includes: Rot or Fungal Decay, Subterranean Termites and Borers (see Table 2 on page 22).

The Code also covers the reporting, where relevant of:

1. Conditions conducive to Timber Pest infestation in buildings.
2. Factors that may allow undetected entry by subterranean termites.
3. Recommendations for the reduction of termite risk on the subject property.
4. Recommendations for the management of Timber Pests on the subject property.

Estimates of the ongoing costs of managing Timber Pest risks provides value to the prospective purchaser. The pest management strategies available to property owners are many, and vary in both price and method. Several proposals should be considered when making a long term decision regarding termite management. Termite management should be carried out in compliance with Australian Standard 3660.2:2017, and follow the AEPMA Code of Practice for Termite Management, incomplete or partial treatments carry greater risk of the attack continuing unabated with ongoing damage and higher resultant costs.

6. Limiting Factors

There are a number of factors limiting the ability of a Timber Pest Inspector to gain an accurate representation of Timber Pest activity. Timber Pests by their very nature are secretive and difficult to locate. They are often completely concealed by the linings and claddings of buildings and cannot be detected without intrusive and destructive inspection techniques that are not possible without written permission from the property owner. The presence of Timber Pests can often only be determined by repeated inspections carried out over a period of time. Furthermore, it is never possible to conclusively determine that a property is free of Timber Pests.

The Timber Pest Inspector is looking at the subject property at a moment in time. The Timber Pest Inspector does not have the benefit of knowing the property history. Timber Pests are not static but dynamic and can often infest properties in a remarkably short space of time. Therefore an inspection in compliance with this Code of Practice is not a guarantee that a property does not have or will not sustain Timber Pest attack or damage. Pests other than those defined as “Timber Pests” within the scope of this Code of Practice are not included and are not reported upon.

A Timber Pest Inspection will not determine the extent or severity of damage caused by Timber Pests. The extent or severity of damage can often only be exposed by partial demolition

This Code of Practice does not require the use of specialist additional or invasive tools for the performance of Standard Timber Pest Inspections such as thermal imaging, invasive or movement detecting devices. The use of these tools may be recommended. The inspection is necessarily limited in scope because the prospective purchaser does not own the property being inspected. As such, the opportunity to apply invasive tests is extremely limited unless the Vendor’s documented specific permission can be gained. Properties are often furnished when inspections are undertaken which restricts what can be accessed for inspection. Access to properties does not include the movement of items such as furniture. When properties are prepared for sale by Vendors particular attention has often been made with regard to the presentation of the property.

Inspections are limited by the access available at the time of inspection. Access is often limited because the occupants are not always present at the time of the inspection with limited access being provided by the Vendor’s Agent. Inspections are limited when damage from Timber Pests is concealed by works carried out prior to the inspection.

The inspection performed under this Code of Practice does not include the expected detection of Drywood termites (*e.g. Cryptotermes brevis*) or any other exotic Timber Pests.

Drywood termites are excluded from the Standard Timber Pest Inspection. They will typically live entirely within a piece of timber with no visible evidence. They are extremely difficult to detect and consequently easy to miss. Their colonies are very small (usually only a few hundred individuals). Worse, colonies can be dispersed deep within the building's concealed structural timbers. Until damage becomes visible it is virtually impossible to detect using methods acceptable on Timber Pest Inspections. Nevertheless, in damp and warm coastal and mountain areas where Drywood termite infestations are known, a normal inspection methodology may be extended, by prior agreement, to decrease the risk of missed Drywood termites. Actual detection of difficult-to-find pests may require an invasive inspection where walls and roofs are opened and this often means working at heights, with special equipment and restraint systems.

Inspected properties will often have non-timber destroying pests on the site such as bed bugs, cockroaches, fleas, rodents etc. These are not defined as Timber Pests and so are not covered in this Code of Practice.

7. Required Philosophy

7.1 The Timber Pest Inspector

Inspectors have to consider each property on its own merits and consider the interests of the Client who is making what is often the biggest financial decision of his/her life. Inspectors must be methodical and thorough in both their approach to the Timber Pest Inspection and the preparation of their Report. The time required to carry out a Timber Pest Inspection and Report is difficult to predict and will vary from property to property depending on the construction, size, access and condition. Time spent on the inspection might be flexible. The Inspector will employ a consistent procedure that covers the performance of the inspection and the production of the Report. This procedure will result in a service that is consistent over time and between properties, and so the time required to complete any particular inspection will vary.

Any property may be affected by Timber Pests, therefore the Inspector conducts every inspection with the mind that Timber Pests are present.

The Inspector uses simple and clear terms to communicate the results from the Timber Pest Inspection to the purchaser.

The Inspector must carry out the inspection with all due care and diligence in accordance with established pest industry procedures that ensure consistent levels of service.

7.2 The Timber Pest Inspection Provider

The Timber Pest Inspection Provider minimises risk to themselves and the Client by;

- Ensuring proper training of their Inspectors;
- Ensuring Inspectors have appropriate experience and are fully qualified;
- Having current Professional Indemnity Insurance and Public Liability Insurance.

The required level of insurance will vary depending on the value and circumstance of the property being inspected and the specific requirements of the Client

7.3 The Client

It is essential for the Client (Purchaser) of a property to have their own Prior to Purchase Timber Pest Inspection carried out when purchasing a property. A vendor-provided report may be useful but does not meet the requirements of this code.

The Client must acknowledge the limitations on the Inspector.

The Client must allow adequate time to arrange access for the Pest inspector to carry out the inspection and prepare the Report.

The Client must acknowledge that the Inspector's ability to access the property may be dependent upon the Vendor and others such as the Selling Agent, Property Manager and the occupants. Therefore, it is recommended that the Client should order the Report as early in the purchase process as possible.

The Client must acknowledge that Timber Pest infestation risk is never zero. Even buildings and properties that have low risk of Timber Pest infestation can still be attacked and damaged by Timber Pests. Attack of buildings by Timber Pests is normal and not uncommon. It is normal for properties to have evidence of attack by Timber Pests.

The management of Timber Pests is a routine maintenance issue for buildings.

The time available to purchasers to obtain an inspection report is often limited by the contract of sale. Various factors can delay the provision of the inspection report. Factors beyond the control of the Inspector may include for example, difficulty accessing tenanted properties, inability of Vendors or their Agents to meet suggested appointment times and supply of incorrect property details.

7.4 The Vendor

It is necessary that the Vendor provides adequate access to complete the Timber Pest Inspection and Report. Access is required to any accessible buildings, grounds, sub-floor areas, building interior and roof cavities. The Vendor accepts the need for the Inspector to carry out tests including the splinter test, sounding and probing into timbers. Damage caused by splinter tests and probing must be limited to pest damaged and suspect timbers. Splinter tests and probing tests properly carried out expose and identify existing damage and do not cause significant damage to timbers. Probing and splinter tests are required to identify Timber Pests and are only used on timber already damaged by Timber Pests. Sounding is used on wall linings and visible timbers. Damage caused by sounding is only revealing existing damage to timber or wall linings. Separate permission may be required with the Vendor or their Agent to allow inspection techniques that exceed the above guidelines.

7.5 Requirements for Training of the Specialist Timber Pest Inspector

In order to provide a Standard Prior to Purchase Timber Pest Inspection, the Inspector must be familiar with Timber Pests. To competently perform Inspections, appropriate experience in the management of Timber Pests is required. Management experience provides the Inspector with insight into the various patterns of Timber Pest infestation. This allows for the easier detection of secretive Timber Pests. The Inspector is knowledgeable in basic construction terms and methods and is able to identify basic building components.

To achieve this level of competence the Inspector(s) must have achieved the timber pest management competency units 8 and 10 and general units 5, 6 and 18 of the Certificate III in Urban Pest Management. A Specialist Timber Pest Inspector will have not less than two years of termite management experience.

Table 1: Pest Management Units of Competency

Required by Inspectors	
Unit	**Code**
8	Inspect for and report on timber pests
10	Control timber pests
Required for Licence to Apply Pesticides	
Unit	**Code**
5	Manage pests without applying pesticides
6	Manage pests by applying pesticides
18	Maintain equipment and pesticide storage area in pest management vehicle

National Competency Standards are available at http://training.gov.au

7.6 Client education

7.6.1 The Pre-Inspection Agreement

The Pre-Inspection Agreement informs the Client of the inspection limitations that are commonly found. It creates a shared expectation of what is possible in a Timber Pest Inspection Report. Any special requirements or limitations are included in the Pre-Inspection Agreement. The Pre-Inspection Agreement forms an integral part of the process.

7.6.2 After the inspection

The Inspector should be available and prepared to discuss the content of the written Report with the Client/purchaser.

7.6.3 Ensuring successful communication

If a Client has difficulty understanding the inspection outcome, the first step is to speak with the Inspector, or the Timber Pest Inspector's representative, and clarify any issues. If any difficulty remains, it is useful to consult the relevant clause in the prior-to-purchase agreement and detail the problem in a document provided to the Inspector or the Timber Pest Inspection Provider's Agent. This typically ensures a positive outcome but, in the rare case that it doesn't, the outstanding issue may be raised with AEPMA (AEPMA member Inspectors only) or an appropriate government agency.

7.7 Dispute resolution procedure

All parties agree that any complaint arising out of this inspection or report will be presented in writing in a timely manner. If the parties cannot finalise the dispute within 14 days of receipt, the AEPMA dispute resolution procedure as approved by ASIC will be followed the matter will be taken to mediation. If mediation fails the matter will be taken to an independent arbitrator.

7.8 Choosing a Timber Pest Inspection Provider

Inspections are non-tangible and as such, it is sometimes difficult for a Client to gauge value. The assessment of a property for Timber Pests is a specialist process and requires an inspection dedicated to their detection. It is best practice to carry out a Timber Pest Inspection independently of other inspections, as an inspector who concurrently carries out another type of inspection (such as a building inspection) cannot be expected to maintain the level of focus required to meet the benchmark set by this Code of Practice.

This Code of Practice provides information on Inspector qualifications and experience, insurance requirements and inspection processes and techniques. In choosing a Timber Pest Inspection Provider the information provided by this Code of Practice should be used by the Client or purchaser to help assess the Timber Pest Inspection Provider prior to making a choice.

7.9 Occupational health and safety

Inspectors are exposed to many potential dangers. The use of appropriate Personal Protective Equipment (PPE) is required. All Inspectors work in accordance with occupational health and safety (risk) management legislation.

8. Arranging the Inspection

8.1 Placing the order

A procedure must be in place to ensure that necessary Client and property details are obtained and confirmed. The procedure must also ensure that the Client and inspection provider agree on the scope of the Standard Timber Pest Inspection. The Pre-Inspection Agreement document provides a contract benefiting all parties.

The Inspector needs the Client and property details to compile the Report and to organise access to the property. The Client is informed of the scope of works and agrees with them.

The Pre-Inspection Agreement must provide a comment or special condition section to deal with any job specific requirements.

8.2 The Pre-Inspection Agreement

The Pre-Inspection Agreement:

- Shall be in writing.
- Will be Client specific.
- Details the scope of works.
- Shall specify that the works will conform with this Code of Practice.
- Shall state that the Client has permission from the Vendor or their Agent for the works to proceed in accordance with this Code of Practice.
- Shall specify the complaints procedure and resolution process.

8.2.1 Confirmation of the Pre-Inspection Agreement

Upon agreement between the parties works can proceed. The Client's acceptance should be recordable, *e.g.* a signed agreement, voice recording, or a message in text form.

8.2.2 Contacting the Vendor or their Agent to arrange property access

The inspection cannot proceed until access is provided by the Property Owner, Occupier, or their Agent/Representative.

8.2.3 Scheduling the appointment time

The inspection is scheduled with the Property Owner or their Agent to provide a time frame for appropriate access and time to complete the works.

9. The Inspection

9.1 The provision of access

Providing access to the property is generally organised between the Inspection Provider and the Vendor's Agent. A pre inspection agreement made between the Timber Pest Inspection Provider and the Vendor can provide the Inspector with the required level of access to complete the inspection including the use of limited tests. The Pre-Inspection Agreement can be used to provide the Inspector with the required level of access to complete the inspection including the use of limited tests.

9.2 Physical access

An Inspector cannot work where there are unresolved safety issues. An Inspector needs space in which to work. Under a floor, with no debris, the minimum vertical clearance between the lowest timber (usually bearer) is usually 40 cm but may be 50 cm if there are protrusions (such as concrete form work). Ceilings and external walls are inspected only as far as can be reached by an appropriate safety standard ladder or step ladder unless prior agreement and special provisions are made. For access into a roof void, an entry of at least 45 cm by 40 cm is required and the vertical working clearance is set at 60 cm. The construction of the roof (inadequate clearances, low pitch or widely spaced framing) may also create access limitations. (Further access limitations are discussed in Section 11.4).

Occupational health and safety regulations must be followed at all times and may impose further restrictions in addition to those described in this Code.

9.3 Inspection sequence

Timber Pest inspections should be carried out in a systematic manner to ensure consistency of results from one property to another. Timber Pest inspection procedures are constantly evolving within the industry and will vary from one Timber Pest Inspection Provider to another and from one property to another. The inspection sequence often begins with the exterior of the property to note the lie of the land and extensions present. All external timber should be inspected and susceptible timbers noted. The inspection should then proceed through the sub-floor area, interior and roof void, taking note of the high risk areas noted on each previous stage.

9.4 Inspection procedure

For the purpose of this inspection procedure attachments, additions or alterations will include inspection of any extensions, patios, pergolas, paving, gardens or anything added on the ground abutting the external foundation walls of house. The following procedure is an example of a Standard Timber Pest Inspection procedure used in accordance with this Code of Practice. Procedure will vary between providers and localities.

Exterior

The property and environment is assessed for overall timber pest risk. Where possible, perform the following tasks:-

1. Note the presence of extensions or additions.
2. Note the location of any attachments.
3. Check for notice of Termite Management System (interior cupboards, subfloor entrance or electric meter box) or evidence of previous treatment (ie drill holes, trenches, bait stations)
3. Establish if there are any concrete slabs on ground.
4. Establish if they are raft or infill slabs. Note location of inspection zones.
5. Note the location of damp course.

7. Note the general footprint shape of the buildings, and location of fences, trees, stumps and landscaping timbers.
8. Inspect any sheds or outbuildings as per the Pre-Inspection Agreement.
9. Inspect the inspection zone or lower foundation wall.
10. Turn over loose timber on the ground, where practical, and inspect.
11. Where inspection zones exist, note all areas that are concealed or compromised. Note all areas where high risk factors exist.
12. Inspect all external finishing timbers.

Sub-floor Areas

1. Identify high-risk areas such as: bottom-plates in areas where additions or attachments abut or where inspection zones, damp course or vents are concealed.
2. Make sure there is full access to whole sub-floor. Note any areas that have no access for inspection *e.g.* patios, steps or extensions, low clearance, air-conditioning unit or ducting.
3. Note any timber form work or other timber in contact with the ground. Turn over the timber on the ground, where practical, and inspect.
4. Assess the sub-floor for signs of excessive moisture. Inspect under showers and laundries for leaks.
5. Assess cross-flow ventilation.
6. Note any impediments to the inspection such as stored items or fixtures which block access.

Interior

1. If there is a concrete floor, pay particular attention to any floor coverings along external walls and near wet rooms. This may involve inspecting under localised sections of the carpet edge in at least one corner of the external wall in each room. (If practical)
2. Sound internal wall linings and accessible timber as required.
3. Use a moisture meter.
4. Pay close attention to wet areas.

Roof Voids

1. Note any inaccessible areas *e.g. due to* low clearance, flat roof sections, air-conditioning unit or ducting, boards on joists for storage, stored goods.
2. Sounding of accessible roof timbers.

9.5 Gathering Data

Data will be recorded as the inspection proceeds. The Inspector will create and retain a record of the findings this may include:

- Date, arrival and departure times.
- General description of the building.
- The prevailing weather conditions.
- The site limitations.
- Any access limitations.
- The findings of the inspection.

10. Inspection Techniques

10.1 Tools for use in a Standard Timber Pest inspection

Tools should not be limited however the basic tools required for an Inspector in order to meet most Standard Timber Pest inspection requirements are:

- A powerful robust torch
- PPE equipment
- Ladder extendible to not more than 3.6 metres in compliance with state and territory health and safety requirements
- Sounding tools
- Probes or knife
- Pair of pliers
- Moisture meter
- Camera
- Measuring tape or ruler
- Hand lens
- Specimen jar & tweezers
- Report check sheet/notepad
- A copy of the inspection procedure and this Code of Practice.

10.2 Use of sounding techniques

Accessible timbers are impacted with the tool to allow the Inspector to listen for resonance variations within each section. Variations in the sound produced may indicate timber pest damage to the skilled Inspector. Sounding will not detect all Timber Pest damage or activity but may detect advanced or severe Timber Pest evidence.

The Inspector may then conduct further limited tests or make recommendations.

- *When using sounding techniques background noise should be minimised where possible.*
- *A suitable sounding tool for sounding light and heavy timbers must be used. A soft sounding tool suitable for sounding wall linings must be carried. Sounding will often reveal existing damage. Tapping damaged members may leave marks or dents and caution should be used.*
- *Accessible wall linings can be sounded with a soft sounding tool e.g. a small rubber mallet to listen for falling debris within the wall cavity that may be dislodged when the wall lining is impacted and variations in sound caused by mud packing within the wall.*
- *Termites often respond to sounding by making small clicking noises that can sometimes be heard by the Inspector.*

10.3 Use of probing and splinter tests

Minor probing and splinter tests may prove necessary where indicators are detected of possible Timber Pest damage or activity.

Minor probing or splinter tests are required to identify Timber Pest damage in suspect timber and possible activity in suspect timber. These tests are often required to more specifically identify the Timber Pest. When a sounding test or visual cue has identified suspect timber, it must be probed or splinter tested to identify if Timber Pest damage is present and a probable cause.

The timber being tested must only be penetrated sufficiently to identify the damage and possibly the pest involved, because overzealous exposure of the damage can limit treatment options should the pest be active and may even affect structural integrity.

These tests are by their very nature invasive. These tests must be carried out with due respect for the property and the Vendor. Tools appropriate for the particular timber being tested and the location of the timber, must be used to minimise the visual impact of the test. It may be prudent to first conduct a non-invasive electronic test prior to a probing or splinter test in areas normally visible to the occupant. These tests are normally carried out using:-

- A probe for testing heavier timbers that are in areas not normally visible to the occupants i.e. sub-floor and roof void. These tools are also commonly used on some visible timbers such as landscaping timber and trees and stumps. Again the visual impact of the tests must be minimised.
- A knife or sharp probe for testing apparently damaged finishing timbers and fixed joinery, normally visible to the occupants both internally and externally. Special care must be taken to minimise the visual impact of these tests.

10.4 Use of electronic equipment

Variations in readings can be used as an indicator of the presence of Timber Pests. These tools do not detect pests. Information gained from these tools must be interpreted by the Inspector and specialised training and experience is required to effectively use these in the field. These tools cannot be used as standalone inspection tools. The readings from these tools are meaningful when used in combination with other evidence.

10.4.1 Required electronic tools

Variations in moisture content can be an indicator of Timber Pest activity or conditions conducive to Timber Pest activity.

Moisture meters are invaluable tools for Inspectors for detecting raised levels of moisture which promote both termite attack and decay.

Capacitance-type meters employ non-marking pads and can be used to assess variations in the moisture content of different materials, such as wall linings or timber. Pin-type (current) meters are restricted to readings taken directly from timbers and are less commonly used by Inspectors because they necessarily damage the surface tested.

10.4.2 Additional timber pest detection tools

These tools are not mandatory for a standard timber pest inspection. The use of these tools does not replace a standard timber pest inspection.

10.4.2.1 Thermal cameras

Thermal cameras can detect small variations in radiated heat. These variations can be indicators of Timber Pests or conditions conducive to Timber Pests. Only in the hands of a properly qualified and experienced thermographer can they provide additional information regarding Timber Pests.

To be effective in the detection of Timber Pests the correct conditions must be present. A large variation in thermal equipment is available and the equipment details must be provided in the inspection report.

To gain the most information from a thermal camera correct preparation of the property may be necessary which, is not always possible in the Standard Timber Pest Inspection. Because of the potential for preparation in advance, these inspections are often carried out at a separate time from the Prior to Purchase Timber Pest Inspection.

Thermal cameras are often used when Standard Timber Pest Inspection findings are not deemed adequate by the Inspector and additional tests are recommended.

Thermal cameras will also detect variations in thermal energy emanating from surfaces caused by normal conditions, not caused by any fault or timber pest. It is therefore necessary to have alternative equipment that detects other indicators so that data can be confirmed or denied. For example, a “hot spot” on a wall next a refrigerator can be checked with a moisture meter to rule out termite activity next to the refrigerator.

10.4.2.2 Movement detectors

Termatrac® is the sole movement detector specifically designed for the detection of termites. It uses microwave radar to detect movement. It is not generally used to randomly search for Timber Pests, but as a secondary confirmation tool or to test areas at high risk of concealed termite entry or presence. For instance, if an area of raised moisture levels is detected, this might be the result of termite activity and the Termatrac may be used to detect their movement. It might also be used to check an area where garden mulch is piled high concealing the termite inspection zone. Microwave radar can detect the movement of termites behind surfaces and so offers stronger evidence of concealed termite activity. Termatrac may only detect activity if termites are present and moving at the time of the inspection. Due to environmental conditions, live termites are not always present or moving at the time of the inspection.

10.4.2.3 Optical borescopes

Optical borescopes are used for investigations of hidden areas. The borescope probe is inserted through a hole to view hidden voids. Existing holes can be used however most of the time borescopes are used to verify findings of other tests and so a hole is drilled for the purpose.

A variety of borescopes are available from relatively low capability devices through to state of the art high capability devices which allow more to be seen. Specific permission from the Vendor or their representatives is required before any new holes are drilled.

10.4.2.4 Sound detectors

A variety of devices can be used to detect the acoustic emissions of insects feeding in timber ranging from a glass on the wall or a stethoscope, to more sophisticated electronic devices.

10.4.2.5 Other non-invasive tools

Dogs are used to detect Timber Pests such as termites. Training and handling of Timber Pest detection dogs is a specialist area and only appropriately trained handlers and independently validated dogs should be used. Specific permission from the Vendor and/or the occupant is required before a dog can be brought onto the subject property.

10.5 Identification of Timber Pest damage

10.5.1 Visible evidence (includes surface appearances, holes, mud faces

Most Timber Pests feed mainly within timbers and leave little surface sign of their presence. Often the visible signs are subtle.

10.5.2 Audible evidence through sounding

A skilled Inspector may infer the presence of timber pest damage by assessing the resonance of timber or other surfaces such as (including, but not limited to) plaster or internal lining boards.

10.5.3 Evidence gained from tests

The information gained from tests may suggest Timber Pest activity but may not detect concealed Timber Pest damage.

10.6 Identification of Timber Pests

For the Inspector to assess the Timber Pest status and risk it is important where possible, to identify the Timber Pests when indicators are detected and reported.

The following table broadly lists the three main groups of Timber Pests and some tests used to detect their activity.

TABLE 2 : Detecting Common Timber Pests of Structures

Pest type	Indicator			
	Live Pests	**Signs of Pests**	**Sounding**	**Splinter Test**
Termites	Wings, insects, noise	Check for visible signs of termite damage, shelter tubes, mudding, flight holes, material collapse, irregular surface - exposed or under paint, high moisture content	Hollow sound Dull or Dead sound or the sound of debris falling down when sounding wall linings	Timber may split or splinter
Decay	May see the body of the fungus (mycelium or Fruiting body)	Shape change, colour change, texture changes, swelling, warping, collapse	Timber usually Dull, reduced or no resonance	Can't pull a splinter. Timber crumbles.
Borers	Frass, insects	Frass, exit holes, collapse	Resonance muffled or absent	Not used

10.6.1 Active Timber Pests

Evidence of Timber Pests can be drawn from a variety of observations, such as live Timber Pests, mud leads from termites, residues of termite mudding, faecal spotting, Timber Pest damage, exit holes from borers, sap staining or fungal growth on timber etc. Much of this evidence is extremely subtle and difficult to detect.

10.6.1.1 Live termites

Live termites are usually concealed within the timber or their mud leads. They can sometimes be exposed after conducting a probing or splinter test on termite damaged timber or mud leads and galleries but often they cannot be shown without undertaking an invasive inspection.

Where live termites are found they should be identified to Genus level where possible.

10.6.1.2 Borers

- When evidence of Timber Pest Borers is found they should be identified, where possible, to the level of genus. Where evidence of borers is detected the Inspector must be able to assess the potential risk these borers pose to the structural integrity.

10.6.1.3 Fungal decay

Fungal decay is identified visually or by conducting a splinter test or probe test. Decay is often found in conjunction with high moisture content and insect Timber Pest damage. Early stages of decay may not be visually detectable.

- It is not as important to identify the particular type of decay organism as it is to record its presence, as all decay is timber destroying.

10.6.1.4 Timber delignification (defibration)

Timber delignification is identified by visual appearance of the timber (raised, separated fibres) and assessed visually or with a splinter test.

- It is a chemical, not a biological degradation or timber pest problem.

10.7 Conditions conducive to Timber Pest infestation

In addition to the presence of Timber Pest damage and Timber Pests a property buyer needs to know the conditions conducive to Timber Pest infestation on the subject property when considering purchase. Inspectors need to be able to identify conditions conducive to pest infestation and offer advice on minimising those conditions. Typical conditions conducive to Timber Pests commonly listed in the inspection report include but are not limited to:-

- Poor drainage. Leaks in showers and plumbing.
- Hot water or air conditioner overflows discharging at the base of the building walls.
- Gardens abutting foundation walls.
- Poorly stored firewood.
- Use of wood mulch and landscaping timbers in gardens particularly when abutting foundations.
- Poor sub-floor ventilation.
- High finished abutting external foundations.
- Building timbers in contact with the ground.
- Timber form used in the construction of concrete slabs.
- A known history of previous termite infestation.

10.8 Termite-specific inspection issues

Termites, as social insects, exhibit cooperation and their ability to act in an organised, coherent manner makes them especially capable Timber Pests.

10.8.1 Conditions present that could allow concealed attack by termites

Many buildings have areas where termites can gain concealed entry to the structure and cannot be detected by the inspection. This is important for the purchaser to consider in the ongoing management of Timber Pests at the property. It is also important for the Inspector to note when deciding if additional tests or specialist techniques should be recommended. Examples of these potential hidden entry points include:

- Incomplete or poorly maintained termite management systems.
- Inadequate inspection zones.
- Attachments concealing inspection zones. For example rain water tanks, hot water system, air conditioning units, abutting foundations
- Construction on the boundary or semi-detached construction.
- Inaccessible areas. For example, where enclosed sub-floor voids are inaccessible Timber Pest attack can be concealed to the Inspector.
- Modifications or extensions compromising termite management systems.
- Buildings constructed with no termite management systems.

10.8.2 Termite Management Systems

Measures to block Termites, can be both chemical and physical and will aid the Inspector in detecting termites by forcing termites to construct mud tubes around inspection zones. When termite management systems are not continuous

or are bridged by poor design, high external levels or additions to the home, termites can gain concealed entry to the house and avoid detection. Often a notice is present in the meter box of the house to advise the Inspector and Property Owner of the installation of a termite management system. This system may include physical installations or zones of chemically treated soil. Typical issues with termite management systems that allow concealed termite entry include but are not limited to:-

1. Non continuous termite barrier systems.
2. Corrosion of termite strip shielding.
3. High external levels bridging (covering) inspection zones.
4. Steeply sloping sites.
5. Building extensions and modifications.
6. Attachments to the building

10.8.3 Assessment of termite management of the property

Where properties have a history of termite infestation, records of previous termite management actions should be requested. Often records of previous actions provide useful information for future termite management. If the Vendor agrees to provide such records they should be assessed. Usually however, this information is not available on a Prior to Purchase Timber Pest Inspection.

At the time of the inspection the structure is checked for a notice of application of installed termite management systems (in most cases this is in the electric meter box, sub-floor joist or kitchen cupboard). Evidence of treatment for Timber Pests is sometimes visible. Examples of a prior treatment may include:

- Insecticidal dust residues are coloured to allow easy identification inside termite damaged timbers and termite workings.
- Drill holes in concrete slabs can be indicative of a treatment for either active infestations of termites or as a measure to reduce the risk of concealed termite entry to a property.
- Evidence of ongoing termite management may also be the presence of in-ground or above-ground termite monitoring or baiting stations. These can be installed either in response to an active termite infestation or as a termite risk mitigation strategy prior to any known infestation at the property.

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 management systems or a combination of both. 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, the Inspector can give no assurances with regard to treatment measures 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 by other companies. In many cases re-treatment may be required.

10.8.4 Ongoing termite management

An integral part of the Report is the Inspector's recommendation for ongoing management. This provides the potential purchaser with important information regarding the ongoing property maintenance and steps required to reduce the Timber Pest risks. Factors that determine the ongoing management needs include:

- ***Risk of concealed termite entry***

  Where termite management systems are incomplete, absent or poorly placed or maintained, there is an increased risk of concealed termite entry, that is, unfettered access to feed within the building. Such infestations may create considerable damage before they are able to be detected.

- ***Measures to reduce risk of concealed termite entry***

  Information on recommended termite management systems and their ongoing maintenance are provided in a separate termite management plan.

- ***Visibility of inspection zones***

  Inspection zones are designed to expose termite access and detect termite activity / entry into the structure. They must be appropriately sized and located and kept clear.

- ***Bridging of termite management systems***

  Any bridging of inspection zones is a serious issue, requiring attention.

- ***Termite management system notices***

  These provide a record and are usually located in a meter box or on the back of a kitchen cupboard door or subfloor entrance.

- ***Active Termites***

  Where active pests~~,~~ termites are located or suspected, a termite management strategy must be provided

No evidence of active termites

Where it is reported that no evidence of live termites was found during an inspection~~,~~ this cannot be taken to mean that no live termites were present at that time. There is always a slim chance that some termites were present, but not in numbers or situations that aided their detection. It is also possible for termites not to be active at the time of the inspection. They were simply not present that day.

10.8.5 Termite monitoring systems

Termite monitoring systems are installed to the grounds of properties to detect termite activity. They are often installed both in response to active infestation and as a pre-emptive measure. The Inspector is not required under this Code of Practice to open and inspect monitors. If a termite monitoring system has been installed, it is recommended all documentation be obtained by the purchaser.

10.9 Relative Timber Pest risk

The overall risk is assessed by the Inspector based on the location, build and any conducive conditions. The assessment will be based on the risk relative to nearby, similar properties. Risk levels are subjective and are used as a general guide. Structures of low risk are often attacked by Timber Pests. The risk levels are across a spectrum:

- **Extreme**

  Used where a property has active pest problems and/or is in disrepair such that conducive conditions abound.

- **High**

  It is important to note that in many areas, all houses will be subject to a high relative risk.

- **Moderate**

  Most properties are expected to fall into this category. It does not mean that they will not suffer Timber Pest damage, just that the chances of such damage are in the normal range of expectation for similar properties in that area.

- **Low**

  An exceptionally well-constructed and maintained property, low Timber Pest pressure or in a low risk area such as Tasmania may be assessed as having below average risk. Ongoing maintenance and regular inspections are still required to keep the risks at this lower level.

11. The Timber Pest Inspection Report

The Timber Pest Inspection Report is the vehicle by which the Inspector details and communicates the findings of the inspection.

11.1 Identifiers

The section of the Report will detail:

- Name of the Client.
- Name of the Vendor/ Agent if available.
- Name of the Inspector.
- Address of the property being inspected & date
- A general description of the building; The building is generally described to ensure that the one inspected is the subject property. Often a photograph is used to ensure that the correct building has been inspected.

11.2 The inspection summary

A summary is generally included at the beginning of the report to provide an overview of the property and inspection for the purchaser. This will direct the purchaser to the critical issues raised in the body of the report and answer fundamental questions such as “Were Timber Pests found?” It is important to note that the summary should not be solely relied upon by the purchaser as much more information is required and provided in the main body of the report. To make an informed decision regarding the purchase of the property the full report must be read and understood. Any questions should be directed to the Timber Pest Inspection Provider prior to any decision to proceed with purchase.

11.3 Findings

11.3.1 Evidence of Timber Pests

If evidence of Timber Pests is located or suspected, this will be detailed. The Timber Pest type, evidence found, and the general location will be provided.

11.3.2 Evidence of Timber Pest damage

Evidence of Timber Pest damage, its general location, possible extent and recommendations for ongoing management shall be reported. The nature of the evidence and the general location of the evidence will be provided. This will also include any suspicion of any areas that may have damage but could not be inspected. To determine the impact of any timber pest damage on the structure, a relevant building expert (such as a builder or engineer) should be consulted. This recommendation will/should be made in the timber pest inspection report.

11.3.3 Where Timber Pest Damage Appears to Compromise the structure

The Specialist Timber Pest inspector is not necessarily trained in the assessment of structural damage and so cannot be called upon to provide assessment of the ability of damaged structural members to support anticipated loads. Nevertheless, the Inspector shall include in the report any areas where excessive Timber Pest damage is observed, if a potential hazard may be the result and a recommendation that a builder or engineer be engaged to provide recommendations for remedial action.

11.4 Timber Pest risk assessment

The Inspector will provide an assessment of Timber Pest risk based on the buildings susceptibility to be damaged by Timber Pests, conditions that encourage Timber Pests and structural conditions that could allow undetected Timber Pests. No building is completely free of risk of timber pests and the associated damage to structure, contents and services. Even a property judged to be low risk may suffer extensive damage from timber pests.

11.4.1 Conducive conditions

Any observed conditions considered conducive to Timber Pests will be detailed. These include site conditions such as the environment or specific conditions relating to the structure or areas within the structure.

All buildings have conditions conducive to Timber Pest attack. These arise from building design and construction issues, site conditions, building maintenance and building faults.

11.4.2 Conditions providing potential for concealed access by termites

Any observed condition~~s~~ that could permit concealed entry to a structure by termites will be reported.

Most buildings have some potential for concealed termite entry. The potential arises from building design and construction issues, site conditions, building maintenance and building faults. It is often only possible to detect these areas after infestation has occurred.

11.4.3 Limitations to the inspection

There are often limitations which impact the scope of the inspection. Such limitations may be inherent, foreseeable or unexpected issues which arise and interfere with the inspection process and will be reported.

11.4.4 Access to inspect

Areas inspected will be reported.

11.4.5 Areas not inspected

Areas not inspected will be detailed in the Report.

Areas where no access for inspection was possible or where access for inspection was restricted or limited will be reported. Reasons for the access restrictions will be given. Where it would be reasonable for access to be gained, this will be recommended. Where sections are noted as 'inaccessible' the Report will state that the inspection is incomplete.

Often sections of the building or property are unavailable for inspection for any of a variety of reasons. It would be reasonable to gain access by having doors unlocked, stored goods removed but it is not reasonable to request the removal of roofing, insulation, air conditioning ducts etc. Limitations will be stated.

11.4.6 General limitations that apply to most properties

General limitations are covered in the Pre-Inspection Agreement which is an integral part of the Report.

11.5 Recommendations for additional or extended inspection

The Report will provide any recommendations for further inspection or a Specialist Timber Pest Inspection deemed necessary by the Inspector.

11.6 Management of active Timber Pests

The likely cost of managing active Timber Pests is important for the purchaser to consider when buying a property. Where active Timber Pests are reported, the Report will include options for the management of those pests.

11.7 Ongoing management of Timber Pests

All properties require ongoing pest management. Even when no Timber Pests are detected, information about the ongoing costs of pest management are important details for the purchaser to consider. A proposal for the ongoing management of Timber Pests may be appended to the Report.

Australian Environmental Pest Managers Association Limited
PO Box 3102, Hendra QLD 4011
Airport Gateway Business Centre, Unit 6 / 12 Navigator Place, Hendra QLD 4011
T: 1300 307 114 or (07) 3268 4210 F: (07) 3268 4213
E: info@aepma.com.au W: www.aepma.com.au