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AS 4349.3—2010

Australian Standard®

Inspection of buildings

Part 3: Timber pest inspections



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This Australian Standard® was prepared by Committee BD-085, Inspection of Buildings. It was approved on behalf of the Council of Standards Australia on 10 August 2010.
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The following are represented on Committee BD-085:

- Australian Environmental Pest Managers Association
- Australian Institute of Building
- Australian Institute of Building Surveyors
- CHOICE
- Concrete Masonry Association of Australia
- Consult Australia
- Engineers Australia
- Institute of Building Inspectors
- Master Builders Australia
- Queensland Building Services Authority
- Royal Institution of Chartered Surveyors

Additional Interests:

- Independent Chairperson

This Standard was issued in draft form for comment as DR AS 4349.3.

Standards Australia wishes to acknowledge the participation of the expert individuals that contributed to the development of this Standard through their representation on the Committee and through the public comment period.

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Australian Standard®

Inspection of buildings

Part 3: Timber pest inspections

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PREFACE

This Standard was prepared by the Standards Australia Committee BD-085, Inspection of Buildings to supersede AS 4349.3—1998.

The objective of this Standard is to provide persons and organizations concerned with timber pest inspections of residential dwellings, commercial and industrial buildings with the basic criteria necessary in order to facilitate inspections and reports that satisfy the requirements of both the client and the inspector. This Standard is to be used for pre-purchase inspections for timber pest issues.

This Standard does not cover compliance with building regulations or assessment of a building under construction.

This Standard is part of the AS 4349 series of Standards, which covers minimum requirements for the inspection of buildings, as follows:

AS	
4349	Inspection of buildings
4349.0	Part 0: General requirements
4349.1	Part 1: Pre-purchase inspections—Residential buildings
4349.3	Part 3: Timber pest inspections (this Standard)

The changes to the previous edition of this Standard comprise the following:

(a) Modification of scope and general section:

  (i) Clarifying scope, application, limitations.

  (ii) Inspector to determine if any tests are to be conducted on site.

  (iii) Inspector to determine if access is safe and reasonable.

  Inspector to report observed potential major safety hazards. Such potential safety hazards are likely to be urgent and serious by their very nature.

  NOTE: This is not a safety inspection nor a compliance inspection.

  (iv) New definitions.

(b) New section for inspection agreement.

(c) Modification of inspection process—Clarifying areas to be inspected, inspection records, inspector to determine safe and reasonable access, some tests may be required, tests to be at the sole discretion of the inspector, reporting of observed potential major safety hazards.

(d) Modification of inspection report section—Clarifying report content, some tests may have been conducted at the sole discretion of the inspector, further inspections, observation and reporting of potential major safety hazards with clear warnings to the client, need for timeliness and urgency in implementation of recommendations and the elimination of potential major safety hazards.

(e) Change of order in the appendices.

(f) New informative appendices:

  (i) Moisture management issues.

  (ii) Strata and company title property inspection.

(g) Inclusion of commentary to some clauses.

Notes to the text contain information and guidance. They are not an integral part of the Standard.

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The terms ‘normative’ and ‘informative’ have been used in this Standard to define the application of the appendix to which it applies. A ‘normative’ appendix is an integral part of a Standard. An ‘informative’ appendix is only for information and guidance.

This Standard incorporates commentary on some of the clauses. The commentary directly follows the relevant clause and is designated by ‘C’ preceding the clause number and is printed in italics in a panel. The commentary is for information only and does not need to be followed for compliance with this Standard.

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