

Australian Standard[®]

Inspection of buildings

Part 3: Timber pest inspections



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- Australian Institute of Building
- Australian Institute of Building Surveyors
- CHOICE
- Concrete Masonry Association of Australia
- Consult Australia
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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.

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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FOREWORD

Every year many buildings in Australia are damaged by fungal decay (rot), wood-boring insects, by subterranean termites (the latter are 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 pests are or have been present in the building, there is heightened risk of timber pest presence, or there is damage caused by timber 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 provides minimum requirements for non-invasive inspection of buildings for the activity of timber pests and preparation of associated reports. The inspection is to be carried out by a suitably qualified inspector.

This Standard includes limited requirements for invasive inspection.

AS 4349.0 sets out the requirements for building inspections other than those detailed in other Parts of AS 4349.

NOTE: State or Territory legislation may include requirements beyond this Standard.

CI.1

A pre-purchase timber pest inspection should be undertaken as early in the buying process as practicable. This way, the purchaser will know about the condition of the property and will be able to make a better informed decision as to whether to proceed with the purchase. A pre-purchase inspection report may be suitable for a vendor to include with the papers for the sale of a property.

AS 3600.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

A timber pest inspection beyond the scope of this Standard, for example the use of invasive techniques or specialized equipment, should comply with AS 4349.0. The additional content should be distinguished as not part of the AS 4349.3 requirements.

The Australian Qualifications Framework includes competency units for timber pest inspection.

The basis of this Standard is a non-invasive inspection comprising visual inspection supplemented by non-marking sounding of elements and assessment of moisture content of materials. The Inspector might decide to supplement this type of inspection with other non-destructive techniques or equipment, depending on the particular circumstances; however the use of such further equipment is beyond the minimum requirements of this Standard.

The nature of timber pest activity and non-invasive inspection is such that some residual damage is inevitable in some cases.

For the purposes of this Standard timber pests that damage timber are subterranean and damp-wood termites, borers of seasoned timber and wood decay fungi. This Standard does not require inspection and report on drywood termites or mould.

NOTES:

- 1 Drywood termites are not included in the Standard inspection and report due to the extreme difficulty in locating the small colonies and the very rare incidence in Australia.
- 2 Chemical delignification is not a timber pest under the scope of this Standard, even though delignified timber closely resembles timber that has been decayed by a white stringy rot fungus.

Underground inspection is beyond the scope of this Standard. For example, house stumps below ground level, tree roots and the parts of fence posts below ground level are excluded from this Standard.

The purpose of a timber pest inspection on a property is to assess the following:

- (a) Evidence of timber pests.
- (b) Existence of visually observable damage caused by timber pests.
- (c) Susceptibility of building to timber pests.
- (d) Further investigations required.

NOTE: 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 pests.

1.2 LIMITATIONS OF STANDARD

A report prepared in accordance with this Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building and/or the site in the future. This Standard does not include the identification of unauthorized building work or of work not compliant with building regulations.

1.3 APPLICATION

This Standard is intended to be used for non-invasive inspection of buildings and property carried out for pre-purchase inspection or routine timber pest management purposes and may be suitable for other purposes.

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

1.4 REFERENCED DOCUMENTS

The following documents are referred to in this Standard:

AS	
3660	Termite management
3660.2	Part 2: In and around existing buildings and structures—Guidelines
4349.0	Part 0: Inspection of buildings—General requirements
HB 50	Glossary of building terms
BCA	Building Code of Australia

1.5 DEFINITIONS

For the purpose of this Standard, the definitions below apply:

1.5.1 Access hole (cover)

Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.

1.5.2 Accessible area

Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

1.5.3 Breach (termite)

Hole or gap in a termite barrier that provides termites with passage through that barrier. Breaches include removal of a section of treated soil from a chemical soil barrier or a perforation or a disjunction in a physical barrier.

1.5.4 Bridging

Spanning of a termite barrier or inspection zone, to provide subterranean termites with passage over or around that barrier or inspection zone.

The bridge can be part of the building structure, foreign objects (including soil, tree roots and debris) or a structure built by the termites themselves.

1.5.5 Client

Person or other entity for whom the inspection is being carried out.

1.5.6 Drywood termites

Termites that do not require a water source other than the atmosphere and the moisture content of the timber in which they occur.

1.5.7 Excessive moisture conditions

Presence of moisture that is conducive to timber pest activity.

1.5.8 Frass

Dust and droppings produced by borer activity.

1.5.9 Fungal decay

Loss of strength due to destruction of cellulose and or lignin by wood decay fungi.

NOTE: Fungal decay is commonly but incorrectly called 'wet rot' and 'dry rot'.

1.5.10 Inspection

Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.

1.5.11 Limitation

Factor that prevents full achievement of the purpose of the inspection.

1.5.12 Major safety hazard

An object or physical situation with a potential for causing harm to life or health of persons.

1.5.13 Mould

A type of fungus that does not structurally damage wood.

1.5.14 Non-invasive inspection

Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.

1.5.15 Property

Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.

1.5.16 Site

Area within the property boundaries and within 30 m of the nominated building.

1.5.17 Subfloor space

That part of a building between the soil and the ground floor level.

1.5.18 Timber pests

Subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites.

1.5.19 Inspector

Person or organization responsible for carrying out the inspection.

SECTION 2 INSPECTION AGREEMENT

2.1 GENERAL

An inspection agreement between the Client and Inspector shall be entered into prior to the inspection or inspections taking place. The inspection agreement shall include the purpose and scope in accordance with this Section. Where necessary for clarification, details from Sections 3 and 4 shall be included in the agreement.

The inspector shall be licensed or registered in accordance with any applicable statutory requirements.

C2.1

Many jurisdictions in Australia may not have statutory requirements for licensing or registration of timber pest inspectors.

If required by the client, the inspector shall provide details of qualifications and experience.

Any changes to the purpose and scope shall be agreed by all parties at the appropriate time.

NOTE: The inspection agreement should be in writing and agreed by all parties to the agreement.

2.2 PURPOSE OF INSPECTION

The purpose of the inspection is to provide advice within the agreed scope to a prospective purchaser, an owner or another interested party regarding the condition of the property, at the time of inspection, in relation to the activity of timber pests.

2.3 SCOPE OF INSPECTION

2.3.1 General

The inspection shall comprise non-invasive inspection of the property for timber pest activity as set out below.

A pre-purchase timber pest inspection shall include non-invasive inspection for all timber pests in accordance with this Standard.

A routine timber pest management inspection shall comprise non-invasive inspection for timber pests in accordance with this Standard. In this context a routine inspection is deemed to be one undertaken on a site where timber pests are not known to be present.

Where inspection is required beyond the scope of the inspections described above, for example in accordance with the Client's requirements, to confirm the presence of an infestation or to determine the extent of an infestation or treatment required, invasive inspection and/or the use of specialized equipment or techniques normally will be necessary. In this case the agreement shall include the proposed scope of inspection, including the extent of interference with the building fabric and details of equipment or techniques to be used.

An estimate of the cost of treatment of timber pests or of repairs to damage caused by timber pests is not included in an inspection report in accordance with this Standard.

C2.3.1

The cost of rectification of damage due to timber pests is notoriously difficult to estimate reliably. This is primarily because the actual extent of work cannot be known before commencement of the work. There is also reduced competition as many contractors are unwilling to undertake rectification work. Quotes should be obtained to assist in selecting an appropriate contractor.

2.3.2 Areas for inspection

The inspection shall include all accessible areas of the site and does not include areas that are not accessible. The Inspector shall determine the extent of accessible areas at the time of inspection, based on the conditions encountered at the time of inspection.

The client shall arrange right of entry, facilitate physical entry to all parts of the property and supply necessary information to enable the Inspector to undertake the inspection and prepare a report. The Inspector is not responsible for arranging entry to the property or parts of the property.

NOTE: Areas that are not accessible at the time of inspection may be the subject of an additional inspection following the provision of access (also see Clause 3.3).

2.3.3 Inspection process

The inspection shall comprise non-invasive inspection of the property for evidence of timber pests and damage caused by timber pests and to form an opinion regarding the susceptibility to infestation of the property by timber pests at the time of inspection.

The inspection shall include evidence of timber pests and damage whether or not the timber pests are considered active at the time of inspection.

2.3.4 Limitations

Limitations that are reasonably expected to be present or that reasonably may occur shall be identified.

NOTES:

- 1 The inspector may be able to anticipate many limitations of an inspection.
- 2 Known limitations relating to access should be included.

C2.3.4

Many disputes between the client and inspector occur because the client did not expect the inspection to be subject to some form of limitation. In order to avoid such disputes it is necessary that the inspector, who is normally the more knowledgeable party, inform the client during the agreement phase of limitations that may restrict the full achievement of the client's purpose of inspection. The opportunity to inform the client prior to the inspector's visit to the property is limited and there will always remain the possibility of unexpected limitations that will be apparent only when the inspector visits the property; however, it is important that the client have a realistic understanding of the inspection limitations prior to the inspection.

Examples of expected limitations include legal right of entry, locked doors, security system, pets, furniture and similar obstructions. While these are common and expected limitations, the inspector should not assume that the client is aware of the significance of the various factors, but rather should inform the client.

Examples of limitations that may not be expected at any particular inspection, but which are common, include access restrictions due to height or narrow boundary clearance, thick vegetation, small roof space or small subfloor crawl space and adverse weather conditions. It is not practicable for the inspector to anticipate and inform the client of all possible limitations that may be present when the inspector visits the property; however, the client should have an appreciation, during the agreement period, of the types of limitation that may occur.

2.3.5 Extent of reporting

Items to be reported are as follows:

- (a) Evidence of the presence of timber pests, irrespective of whether past or current.
- (b) Evidence of damage caused by timber pests and resultant hazards where applicable.

- (c) Conditions conducive to timber pests.
- (d) An opinion regarding the susceptibility of the building to timber pests.
- (e) Recommendations for further investigations.

C2.3.5

If in the opinion of the inspector, there exists a major safety hazard to occupants due to timber pests it is considered that the inspector has a professional duty to ensure that the report clearly identifies the hazard in such a manner that it is not easily overlooked by a reader of the report.

SECTION 3 INSPECTION

3.1 GENERAL

The inspection shall be undertaken in accordance with this Section.

3.2 TIMBER PEST INSPECTORS

The person undertaking the inspection shall be informed about principles of construction including type and style of building relevant to timber pest activity and damage. The person shall also be informed about the ecology, behaviour and identification of timber pests and be familiar with the damage they cause and the procedures required for their management and control.

NOTES:

- 1 The respective state or territory legislation may include requirements beyond this Standard.
- 2 Timber pest inspectors should comply with occupational health and safety requirements and take adequate personal health and safety precautions in accordance with the relevant industrial safety regulations.
- 3 Appendix A describes the different types of timber and their classification into softwoods and hardwoods.

C3.2

The inspector may recommend that other specialists be engaged to report, in detail, on particular problems that are encountered in the course of a timber pest inspection.

3.3 AREAS FOR INSPECTION

The inspection shall include all accessible areas on the site. Inaccessible areas, including where reasonable and safe entry is denied to the inspector or where reasonable and safe access is not available, are excluded from, and do not form part of, the inspection.

The inspector shall determine the extent of accessible areas at the time of inspection, based on the conditions encountered at the time of inspection. All access shall comply with applicable occupational health and safety requirements.

Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings to access covers, removal of any sealants to access covers or removal of coverings or cladding. The inspector is not expected to remove roof cladding to gain access. Reasonable access shall be determined in accordance with the provisions of Table 3.1.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

TABLE 3.1
MINIMUM DIMENSIONS FOR REASONABLE ACCESS

Area	Access hole mm	Crawl space mm	Height
Roof interior	400 × 500	600 × 600	Accessible from a 3.6 m ladder
Roof exterior	—	—	Accessible from a 3.6 m ladder placed on the ground

NOTE: The presence of access points of the nominated dimensions does not guarantee that reasonable access is available, as proximity to other building elements or members might prevent access in practice.

Where sufficient access to enable inspection and testing in accordance with the scope of inspection is not available, recommendations shall be made for gaining access.

3.4 ITEMS TO BE INSPECTED

The inspection shall include all buildings and relevant features on the site.

Buildings include any detached or semi-detached items such as car accommodation, laundry, ablution facilities and garden sheds and the like. Relevant features include retaining walls, paths and driveways, steps, fencing and the like. On large allotments the site is limited to 30 m from the main building. Where uncertainty exists the main building shall be as nominated by the client.

Inspection of buildings shall include, as applicable, the interior including all built-in items, the roof space, the subfloor space and the exterior.

Inspection of Strata and Company Title residential property is limited to the nominated residence and does not include common property or property owned by others.

NOTE: Further information regarding inspection of Strata and Company Title residential property is given in Appendix F.

All timber in accessible areas shall be inspected, except as excluded below. Examples of timber elements to be inspected include—

- (a) structural timbers e.g. subfloor, floor, walls, stairs, ceiling joists, ceiling battens, roof framing;
- (b) joinery and decorative timbers e.g. doors and door frames, windows and window frames, skirtings, joinery;
- (c) ancillary structures e.g. false floors, built-in cupboards, built-in furniture;
- (d) attachments and outbuildings e.g. garages, carports, pergolas, patios, verandahs, sheds, posts;
- (e) garden timbers e.g. landscaping timbers, fences, logs, pool surrounds, garden boxes or tubs, firewood, paving blocks, sleepers; and
- (f) standing timbers e.g. trees and stumps with diameter greater than 100 mm.

The inspection does not include timber within the building that is not part of the building or that is obscured from visual appraisal. Examples of timber elements not to be inspected include the following:

- (i) Furniture.
- (ii) Furnishings.
- (iii) Stored items.
- (iv) Concealed timbers, including areas and items where inspection is limited or prevented by restricting factors e.g. furniture, furnishings and stored items such as clothing.

3.5 INSPECTION PROCEDURE

3.5.1 General

Inspection shall involve detection and appraisal of the following:

- (a) The presence of timber pests, in accordance with Clause 3.5.2.
- (b) Conditions that are conducive to timber pests, in accordance with Clause 3.5.3.

3.5.2 Presence of timber pests

Inspection for the presence of timber pests shall include damage probably caused by timber pest activity, signs of past or present timber pest activity or past treatment for timber pest activity. Signs of timber pest activity are described in Tables 3.2 and 3.3.

NOTES:

- 1 For guidelines on borers in timber see Appendix B.
- 2 For guidelines on fungal decay of timber see Appendix C.
- 3 For guidelines on termite damage in timber see Appendix D.

Where damage is detected the inspection shall identify the location of damage and the severity of the damage that was visible.

NOTES:

- 1 The damage visible at the time of inspection MAY NOT be the full extent of the damage actually present.
- 2 Where treatment options are being considered, the inspection should include identification of the pest by common name, genus and, where relevant, the species.

TABLE 3.2
SIGNS OF TIMBER PEST ACTIVITY

Indications	Timber pest			
	Fungal decay		Subterranean termites	Borers of seasoned timbers
	Wood decaying	Wood decayed		
Visible damage	Swollen or warped timbers, tide marks, collapse	Shrunk or warped timbers, tide marks, cubical or stringy rot	Misshapen timbers, flight holes, collapse	Holes, portions of timber missing
Visible signs of timber pests	Mycelium, fruiting body, or neither	Mycelium, fruiting body, or neither	Mudding, visible nests, swarms, termites	Frass, borers
Sounding	Dead sound when sounded	Dead sound when sounded	Hollow sound	Slightly dead sounding

An inspection in accordance with this Standard is non-invasive and does not include invasive inspection or the use of proprietary equipment or techniques.

In some circumstances the inspector might form the opinion that limited invasive inspection as described in Table 3.3 would significantly improve the reliability of the inspection. If an invasive or destructive test is to be conducted it shall be in accordance with the requirements of AS 4349.0. An inspection agreement specifically including permission from the owner or an authorized representative of the owner to undertake invasive and/or destructive investigation shall be entered into prior to commencement of such inspection.

TABLE 3.3
SIGNS OF TIMBER PEST ACTIVITY: LIMITED INVASIVE INSPECTION

Indications	Timber pest			
	Fungal decay		Subterranean termites	Borers of seasoned timbers
	Wood decaying	Wood decayed		
Testing				
Sounding	Timber dents as damage increases	Timber disintegrates as damage increases	Timber crushes as damage increases	Slightly dead sounding, increases as damage increases
Splinter test	Timber crumbles when splinter tested	Timber crumbles when splinter tested	Timber splinters	Not applicable

In some circumstances the inspector might form the opinion that the use of proprietary or specialist equipment would significantly improve the reliability of the inspection. The use of such equipment is not a requirement of this Standard. If an inspection including the use of proprietary equipment is to be conducted it shall be in accordance with the requirements of AS 4349.0. An inspection agreement specifically describing the equipment to be used and the scope of inspection shall be entered into prior to commencement of such inspection.

3.5.3 Conditions conducive to timber pests

The inspection shall include conditions that increase the likelihood of the presence of timber pests. Where practical, the inspection shall include any aspects that relate to the presence and maintenance of any termite protection systems if visible. The inspection shall include construction and site development, moisture conditions and termite barriers, as follows.

The inspection shall include, where practical, construction aspects such as the suitability of timber for the level of exposure, for example timber in contact with the ground or masonry.

NOTE: In many cases it is neither feasible nor possible for an inspector to determine the durability of the timber due to inability to identify the species or the possible level of preservative treatment. Formal identification of timber species is a highly specialized field.

The inspection shall include site development and usage, for example construction of garden beds that increase the risk of infestation or storage of timber, debris containing cellulose or other goods under and adjacent to the building.

The inspection shall include the potential for or presence of water or dampness in unintended locations, as follows.

- (a) Absent or ineffective moisture barriers.
- (b) Poor subfloor drainage and/or inadequate subfloor ventilation.
- (c) Water entry due to, for example—
 - (i) leaks through damp-proof courses or flashings;
 - (ii) plumbing leaks;
 - (iii) leaks through waterproofing membranes; and
 - (iv) leaks from roof and stormwater disposal system.
- (d) Excessive moisture in building elements, as described in Table 3.4.

NOTE: Appendix E describes aspects of moisture management that are important to the timber pest inspector.

TABLE 3.4
MOISTURE CONDITIONS CONDUCTIVE TO TIMBER PEST ACTIVITY

Indications	Timber pest			
	Fungal decay		Subterranean termites	Borers of seasoned timbers
	Wood decaying	Wood decayed		
Moisture content (MC)	MC above 20% and often >30%	MC above, or may have reverted to, equilibrium MC (i.e. 8 to 15%)	MC usually higher than adjacent timber. MC may increase as the activity increases	Not applicable
Pre-conditions for infestation	Excessive humidity	Not applicable	Excessive humidity	<i>Anobium/Calymaderus</i> : Cool humid conditions, usually softwoods <i>Lyctus</i> : Sapwood of susceptible hardwoods

The Standard does not require the use of a moisture meter to determine the moisture content of timber; however if a moisture meter is not used the inspector where required must be able to demonstrate an alternative basis for determination of the moisture content of timber. The use of a moisture meter is not an invasive or destructive test for the purposes of this Standard.

C3.5.2

Comparing the risk of timber pests attack between different properties is of limited value. Assessment of the risk of timber pest attack is made by evaluating a range of risk factors present. The risk of timber pest attack is not necessarily related to the age, construction method or location of the property.

3.6 INSPECTION RECORDS

The inspector shall make a written record of the following information prior to, or during the course of, the inspection:

- (a) Identity of the person undertaking the inspection.
- (b) Identity of the client.
- (c) The address of the property inspected.
- (d) Date and time of inspection.
- (e) Weather conditions at the time of the inspection.
- (f) Limitations of inspection with respect to accessible area.
- (g) Limitations of inspection with respect to scope of inspection.
- (h) Observations.
- (i) Where timber pests are detected, the location of activity and an indication of the severity of the damage that was visible.

NOTE: The inspection records should be retained for a period of at least three years.

C3.6

It is considered necessary that the inspector record various data on site at the time of inspection and that this record be retained by the inspector. This site record may or may not become part of the formal report provided to the client.

The purpose of this site record is to allow checking of the formal report in the event of discrepancies or other problems. The inspector is considered to be an expert practitioner within that field of practice and it is expected that such a practitioner will be able to demonstrate the basis for his/her conclusions in the event of problems. An appropriate site record made at the time of inspection is a suitable method of demonstrating such basis.

SECTION 4 REPORT

4.1 GENERAL

A written report shall be provided either in hardcopy or otherwise in a form agreed with the client that will enable the client to retain a permanent record of the report.

The report shall be written and formatted such that the specific findings of the subject inspection and the report summary can be readily distinguished from more general material such as background advice, disclaimers and the like.

C4.1

While explaining aspects of the report can be beneficial to the client, oral reports alone are not recommended and should not be relied upon.

The facts obtained from the inspection have to be clearly and comprehensively presented in the report. An evidence-based and objective approach should then be used to develop interpretations and conclusions given in the report.

The interpretations, conclusions and the inspector's opinion as to the overall condition of the property should be reasonably able to be checked by a suitably competent and experienced person who is external to the client-inspector relationship. Thus, the report should include sufficient data from the inspection and the conclusions should be derived by logical and rational examination of those data.

Due to the litigious nature of this industry, it is desirable for the benefit of both the client and the inspector that the report be clearly written.

4.2 REPORT CONTENT

4.2.1 General

The report shall include, but not necessarily be limited to, the items listed in Clauses 4.2.2 to 4.2.5.

4.2.2 Circumstances of inspection

The report shall include the following:

- (a) Name, address and licence or registration number under State and Territory legislation, where applicable, of the Inspector.
- (b) Name of the person who undertook the inspection.
- (c) Name and address of the Client.
- (d) Date and time of inspection.
- (e) Address of the property inspected.
- (f) Details of inspection agreement.
- (g) Prevailing conditions at the time of the inspection.
- (h) Description and identification of the buildings or other timber structures inspected.

4.2.3 Limitations

The report shall identify areas within the scope of the inspection that were not inspected and provide the reason for exclusion from inspection. Examples of such limitations include a roof space where no safe access exists, a room full of stored goods, a locked room, vegetation close to a wall or an area of the property with an unrestrained dog.