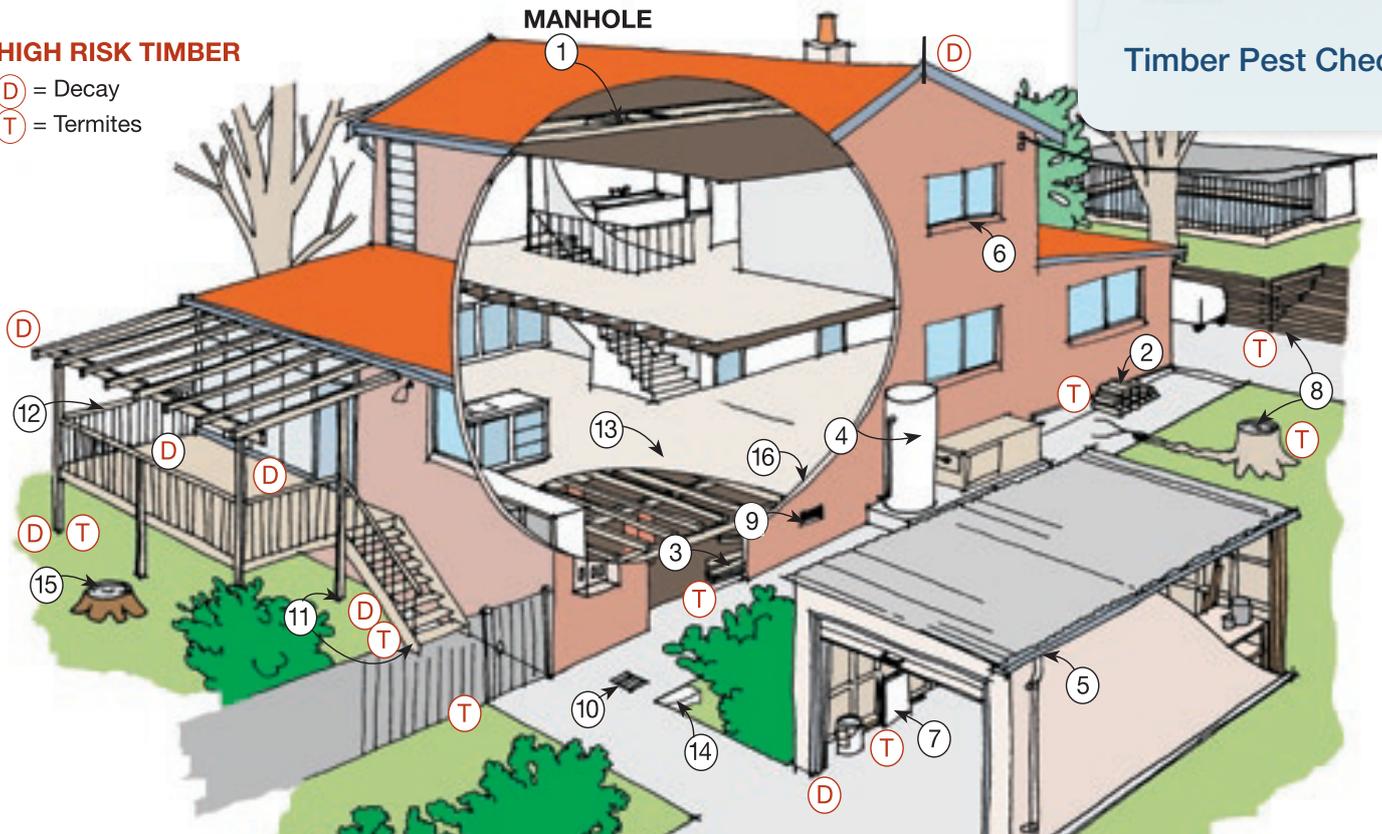




HIGH RISK TIMBER

(D) = Decay
(T) = Termites



Timber Pest Check

If you have timber in your building, it can easily be damaged by rot and insects pests. That's why we have advised periodic timber pest inspections. You can limit any timber pest damage by keeping an eye out for all those obvious signs of insect activity or damage. Don't worry about damage which has not happened, keep looking at the high risk parts of the building such as timber built into ground.

What to look for

Access

- 1 make sure every possible part of the building is accessible for inspection, ie cut openings, trapdoors and manholes where necessary
- 2 where no access available, consider removable panels, skirtings or reliance on careful periodic inspection. Access door to subfloor and roofs should be minimum 400mm wide by 600mm high.
- 3 ensure clearance (including removal of soil, garden, paving where necessary):

- ▶ from ground to underside of floor structures
- ▶ to top of slab edges from ground or paving
- ▶ from soil to underside of posts and stair bases
- ▶ to visible edges of antcaps
- ▶ to areas where attachments may bridge the physical barriers
- ▶ of gardens and plants bridging the physical barrier or obstructing visual inspection

Reduce risk of timber pest damage

- 2 do not store firewood under or against building
- 3 do not store cellulose or timber products in the subfloor, under the house or against a basement wall
- 4 repair leaks in taps, shower bases, hot water pressure relief valves
- 5 repair leaking gutters, downpipes
- 6 maintain paintwork to external timbers especially sills, joints and ends
- 7 remove untreated timbers in ground contact
- 8 remove old formwork under suspended concrete, eg stairs, bathrooms, porchs, fireplaces

Locate colonies in trees, stumps and landscape timbers

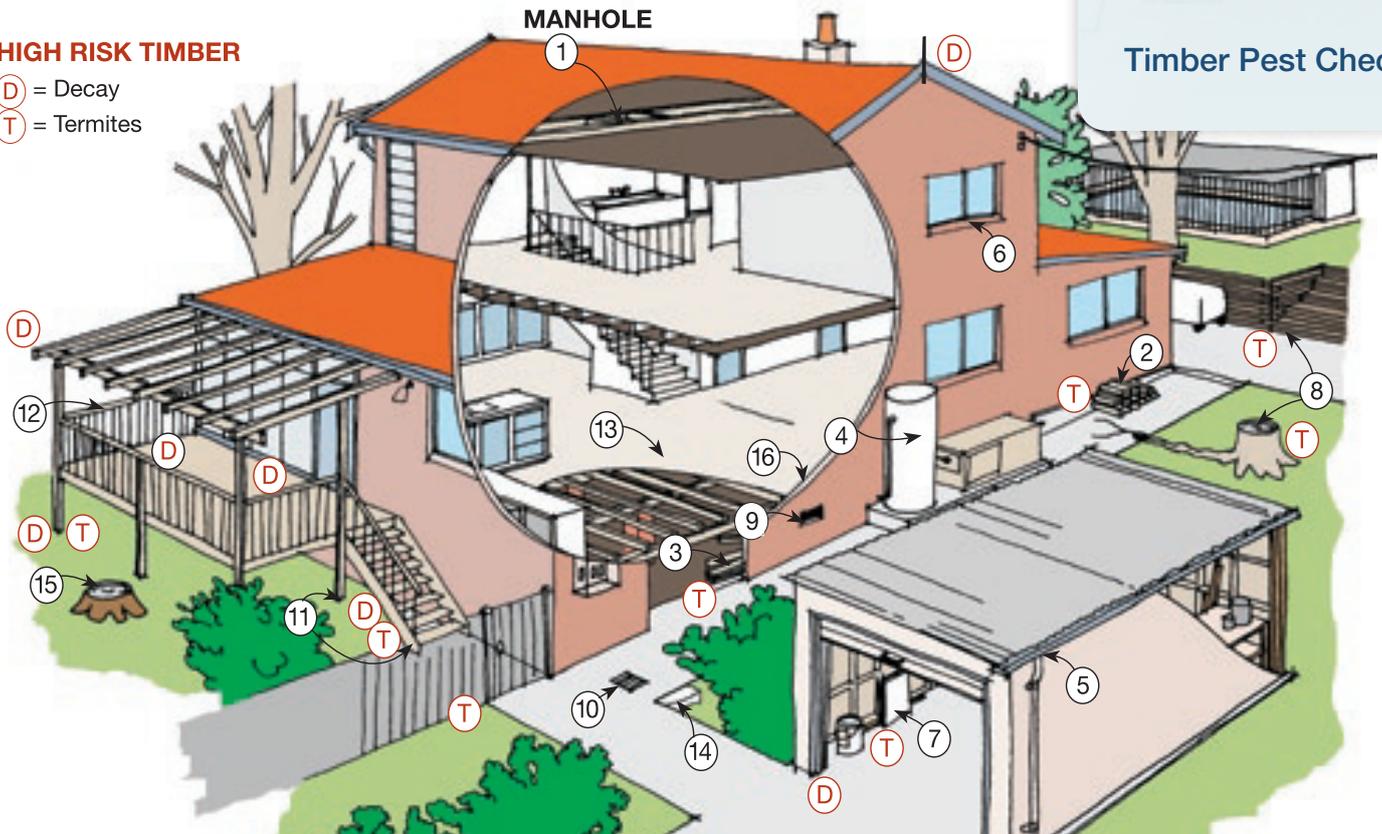
- 8 eradicate if the termite species is destructive



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Ventilation

- 9 clear/clean ventilators. Remove planting obstructing air flow.
- increase ventilation where necessary especially where ground level is close to flooring, at junction of slab on ground and timber floors, where missing at corners, or if existing ventilators are inadequate
- fit fan assisted ventilation where natural ventilation is unsatisfactory

Drainage

- 10 inspect and verify that the existing stormwater system is working
- grade (or fill with concrete mix) areas where ponding of water is occurring in the subfloor
- provide drainage pipework where necessary. Installation of subsoil drainage on the uphill side of the main building may help stop water entering under the house
- grade paving and external soils away from the building

Termites

- 11 carefully check any timber in ground contact especially landscape timbers, post/stair bases, soft masonry without antcaps, ANY untreated structures above ALL slabs on ground where slab edge is not visible for inspection.

Wood rot

- 12 carefully check joints/ends in all weather or moisture exposed timbers especially handrails, windows and doors, roof timbers, bottom of door frames, bottom of posts/stairs in ground contact, timbers built into masonry/tiles, ends of stair treads, weatherboards, under leaking showers/baths, older timbers

Borers

- 13 carefully check pine flooring, stair timbers, fireplace timbers, older lining boards, cupboard shelves, pine furniture

Bait stations

- 14 install bait stations to perimeter of main structures to provide early warning of termite activity
- 15 concentrate bait stations in gardens close to building and in line with main risk areas such as trees or known colonies

Periodic inspection

- 16 be especially vigilant about termite entry at vertical joint between masonry and timber, breakout in isolated areas inside cupboards, top of skirtings and at edge of floor under carpet
- obtain professional advice if any activity detected
- carry out a timber pest inspection in accordance with AS 4349.3 at no more than 12 monthly intervals
- inspect bait stations every 3 months

Where to find help

Pest Pack — a consumers' guide to do-it-yourself pest inspections (Tyrrells Property Inspections)

Keeping Pests out of Buildings (Standards Australia)

Numbers relate to items on drawings