



6. Terms & Conditions

Subterranean Termite Treatment Proposal - AS 3660 Specifications for termite colony control procedures

It is very important that you DO NOT disturb any termite workings, leads, galleries, etc before commencement of the treatment program. If you disturb the termites then these treatment procedures may be rendered ineffective.

Where applicable: Suspect trees and stumps within 50 metres of the structures, usually only within the boundaries of the property, are test drilled using an auger drill to determine whether a termite colony is present in the vicinity. If a nest is located, it is destroyed by the careful application of a suitable termiticide. After drilling, any living trees are treated with a plant protection compound to prevent any subsequent plant disease prior to the sealing of the hole.

An APVMA registered termiticide agent, registered for this purpose is carefully applied to suitable termite workings and/or leads which must then be left undisturbed for a period of approximately 7-28 days before re-examination and evaluation. If termite activity is still present the termiticide agent will be reapplied and the property reinspected in a further month. Any liquid chemical application recommended should not be applied until all termite activity has ceased within the property. The amount of termiticide agent applied varies with the method and chemical product used and the size of the infestation. Generally, only small amounts of the product are required to control the colony unless otherwise advised on the label.

Where a termite baiting program is recommended a suitable number of termite bait stations will be installed in the grounds of the property. These must be left undisturbed and will be checked by us on a routine basis. When a suitable level of termite attack has occurred a termiticide agent, as detailed above, will be introduced. This procedure is dependent upon the termites finding the bait stations and may take several months or more, to be effective.

Specifications for treatment of accessible subfloor crawl spaces

Termiticide is applied at the rate of 5 litres per square metre for horizontal barriers up to 50 mm deep and 100 litres per cubic metre for vertical barriers to form a complete and continuous treated soil barrier and/or treated zone (both vertical and horizontal) by trenching and rodding beneath and around the structures. Soil is loosened to a depth of at least 80mm and spacings for rodding are no more than 150 mm apart. The chemical treated zone is a continuous application to the entire soil surface where the subfloor crawl space is less than 400mm high; and at least 150mm wide, abutting all substructure piers, walls and connections, where the subfloor crawl space is more than 400mm high.

Specifications for drilling of concrete slab areas

Where concrete areas such as driveways, paths or the like are located in external areas that are to be treated, it is always our first recommendation to have the concrete cut and removed to allow full access for treatment. It is not possible to verify that a complete chemical/treated zone has been installed when drilling and injecting termiticide beneath concrete.

Concrete slabs and paths, both internally (not suited to waffle-pod slabs) and externally will be drilled, using a concrete hammer drill. Holes around perimeter walls will be drilled in accord with AS 3660 at up to 200 mm centres, or as the Termiticide Product Label Directions depending upon the substrate beneath the concrete. Holes are drilled as close as possible to the walls. The termiticide is applied at a rate of 10 litres per lineal metre ie up to 2 litres per hole. Holes will be sealed on completion.

Where a recommendation has been made to grid pattern drill a concrete slab (not waffle pod slabs), the perimeter of the slab will be drilled as above, and the remainder of the slab drilled as recommended on the termiticide label. The Termiticide will be applied to the holes at a rate as specified by the label. Holes will be sealed on completion.

Specifications for ventilation

The Australian Standard recommends that subfloor regions should have adequate cross flow of air equivalent to 7300 mm² net ventilation area per lineal metre on external and internal walls.

IMPORTANT INFORMATION: The Australian Standard AS 3660 series details methods for the detection, treatment and minimisation of the risk of subterranean termite infestation in and around buildings. These termite management systems impede termites from gaining concealed access to timber and other termite susceptible material. AS3660 also details methods for minimising the risk of reinfestation by termites.

Regular Inspections - Termite barriers and/or chemical treated zones do not kill termites, they only impede concealed entry thus forcing the termites to show themselves and making them easier to find during regular inspections. The Australian Standard AS 3660 recommends inspections by a qualified competent inspector on a

regular basis at not greater than twelve monthly intervals. It also strongly recommends inspections at more frequent intervals.

Important Conditions concerning your Subterranean Termite Treatment

If during the course of the treatment program it is found that structural or environmental conditions prevent us performing any sections of the agreed Treatment Program then the Free service period offered may have to be reviewed or the cost of your investment may have to be revised. The prices advised overleaf are valid for 30 days, after that we reserve the right to make revisions.

Warning. Where drilling and/or cutting is required through brick, concrete, timber or other surfaces no liability can be accepted should damage result to concealed services such as power, gas, water, etc. You should provide clear and accurate plans before commencement. You indemnify us against any costs that may arise from such possible damages if plans are not provided.

All monies are due and payable upon invoice at the commencement of the treatment program. All free service periods are null and void unless payment has been received in full.

You will arrange free access to the property. Any restrictions to access or delays in granting access may result in us revising the investment required for treatment. You will provide 240v AC 15 amp power supply within 30 metres of any areas to be drilled.

This proposal only applies to the treatment and application or installation of a termite management system to the structure(s) as detailed in this contract against attack by subterranean termites. It does not provide for protection against any other pest/s. In particular it does not include protection against "drywood termites", FAMILY: KALOTERMITIDAE.

In the event of subterranean termites returning within the service period, and upon notification by you, we will provide such services as detailed in that contract as accepted by you. Any free service is conditional upon you notifying us of any signs of termite infestation. Fences, gates, pergolas, and garden retaining walls are specifically excluded from the terms of any service period. However, any signs of activity in these areas or in any part of the property must always be reported to us within 7 days.

No responsibility is accepted, or warranty implied, for any timber damage that may occur as the result of past, current or future termite activity.

This Agreement may be extended at the end of the free service period, at our discretion, subject to you paying a further maintenance fee to be notified, and subject to our completing an inspection report and treatment proposal and you accepting our recommendations as notified in that report. Modern termite control agents are designed to be biodegradable therefore, the life of the chemical treated zone(s) they provide is limited by various environmental factors. The chemical treated zone will need to be renewed when the normal life expectancy (related to diminishing residual strength of chemical over time and environmental factors) of this barrier and/or treated zone is considered to have diminished and may not provide the level of protection as indicated on the product label. It is therefore imperative that you have regular, competent inspections by a licensed pest management firm (at least annually), and retreatments, as determined by those inspections.

You accept that this termite treatment program can be rendered ineffective due to you making building alterations, renovations, additions (including pergolas, awnings, verandahs, etc), introducing conducive materials, disturbing external gardens, pathways, etc adjacent to the areas protected and through establishing lawns &/or garden beds adjacent to the protected areas. (Such changes to the property are likely to breach the termite management system installed). Where such changes occur; you must contact us for further treatment advice. You must be careful and take precautions to ensure that you do not in any way damage the soil barrier and/or treated zone created.

With a concrete slab on ground home it is important that you ensure the edge of the slab remains exposed and is not covered up by garden materials e.g. soil, pine bark or similar. Also ensure that air vents or weep holes are never blocked.

Do not use untreated timbers for garden beds or retaining walls, as they may attract termites.

Warning. Where drilling and or cutting is required through brick, concrete, timber or other surfaces no liability can be accepted for the resulting damage to floor tiles, carpet, any other floor coverings or to the brick, concrete, timber or other surfaces.

No liability or responsibility is accepted for termite entry to treated areas resulting from poor building design, or where the construction does not comply with AS 3660.1-2014 and the Building Code of Australia. Examples of such situations include, but are not limited to, cracking of concrete slabs, inadequate waterproofing, covering weep holes, inadequate termite protection to service entry points through concrete slabs, and the failure to fully remove formwork timbers. Such faults may not be visible and as a result are not noted as limitations to the treatment.

It is not always possible to fully protect a structure from termite attack without major structural alterations. See the diagram "Some Limitations to The Treatment" on page 7. This illustrates some common ways that termites can enter a building even after a termite management system has been installed.