**PEST MANAGEMENT**

 Licence Number 1752

ABN 27 422 482 252

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**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 so as 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, 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.**

**Client:**

**Address:**

**Structure at:**

**State:**  **Postcode:**

**Phone:**

**Facsimile:**

**Date of Proposal:**

**Provided by:**

 **Y N**

 **Recommended Client Refuses**

**INSPECTION AND COLONY CONTROL MEASURES**

Perform thorough inspection with written report in accordance with

AS 3660.2 or AS 4349.3.       **$0.00**

1. Gain access to the following concealed areas:             **$0.00**
2. Check & test drill suspect trees, stumps and timber piers as      **$0.00**

 detailed below:

1. Control the termite colony by removal and/or direct destruction of the      **$0.00**

nest in the following areas:

1. Treat the termite colony indirectly by introducing an APVMA registered      **$0.00**

 product, registered for this purpose to termite workings in the following areas:

1. Implement a termite monitoring and/or baiting program in the following      **$0.00**

 areas:

1. Improve ventilation by:            **$0.00**
2. Remove materials conducive to termite infestation, e.g. subfloor form work      **$0.00**

 in the following areas:

1. You must arrange for a builder to determine the extent of any structural      **$0.00**

 timber damage.

1. In our presence, you must arrange for a builder to expose termite      **$0.00**

 entry points in the following areas:

1. You must arrange for repair/installation of termite shielding      **$0.00**

 (ant caps) in the following areas:

1. You must arrange to improve drainage and reduce moisture       **$0.00**

 levels in the following areas:

1. A further inspection will be carried out in       days to assess the above colony control measures. If termite activity is found further colony control measures will be undertaken. Only when all termite activity *(evidence of live termite activity not found)* appears to have ceased within the inspected building/s will the barrier and/or treated zone treatments commence.

**BARRIER TREATMENT OPTIONS in accordance with AS 3660 and the product label**

 **Y N**

 **Recommended Client Refuses**

**Accessible (suspended) subfloor areas**

1. Where clearance is more than 400mm trench or scarify to create a      **$0.00**

 vertical and horizontal barrier or treated zone around all substructure

 walls and piers with a minimum depth of 50mm below the top of the

 footings and a minimum width of 150mm. Termiticide will be applied

 in accord with AS 3660 at the rate of 100 L per m3 with the soil being

 backfilled. If untreated timber piers are present then also drill and insert boron rods.

1. Where clearance is less than 400mm scarify to a depth of 50 mm and      **$0.00**

create a horizontal barrier over the entire subfloor soil surface

 (access permitting) by applying termiticide at 5 L per m2 as per AS 3660.

**Concrete slab on ground - inside the structure**

1. Drill holes along the internal edge of the slab not more than 150 mm      **$0.00**

out from the wall at 150 mm to maximum of 200 mm centres and inject

 with termiticide at a rate of 1.5 L to 2 L per hole as per AS 3660. Holes

 will be sealed on completion.

1. Drill holes along one side of all the internal walls not more than 150 mm      **$0.00**

 out from the wall at 150 mm to maximum of 200 mm centres and inject

 with termiticide at a rate of 1.5 L to 2 L per hole as per AS 3660. Holes

 will be sealed on completion.

1. Other:            **$0.00**

**Paths, patios, pavers and steps**

***Where concrete, brick or paver patios, paths or steps abut the structure.***

1. arrange to cut concrete and/or remove bricks or pavers to allow for a      **$0.00**

Treatment strip of at least 150mm wide.

1. Trench to a depth of 50 mm below the top of the footing (minimum of      **$0.00**

 80 mm)and apply termiticide while back filling as per AS 3660 at the

 rate of 100 L per m3.

1. Drill holes in patios, veranda, steps or paths as close as possible to the      **$0.00**

adjacent external walls of the structure at 150 mm to a maximum of

200 mm centres and inject termiticide at a rate of 1.5 L to 2 L per hole

as per AS 3660. Holes will be sealed on completion.

1. Remove bricks as appropriate to view under all in-fill slabs.      **$0.00**
2. If not filled then access will be cut and an application as detailed in      **$0.00**

 **Accessible (suspended) subfloor areas** (see above) will be carried

 out. If filled then grid pattern drill all patios, steps, verandahs and all

 in-fill concrete slabs and inject termiticide to form a continuous horizontal

 barrier. Holes will be sealed.

1. Other:            **$0.00**
2. Trench along all external walls of the building down 50 mm below the      **$0.00**

top of the footing. Apply termiticide and back fill as per AS 3660 at the

rate of 100 L per m3. The minimum depth of this barrier must not be less

than 80 mm.

1. Other:            **$0.00**

**Follow up inspections -**

Following the completion of the above Barrier treatment program, an      **$0.00**

Inspection will be carried out in       days and then again at 6 months

after the original treatment.

**Subtotal of all work agreed by you: $0.00**

1. If you accept ALL of the above recommendations we will provide a

month Free Service Period. (See page 6): - See Important conditions on

page 5.

 **GST** **$0.00**

**Client’s Acceptance:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total $0.00**

1. If you DO NOT accept all of the above recommendations you will

receive a free service period for       months. However the free service

period only applies to the work you agreed to have performed. Areas NOT

treated will NOT be covered by the free service period and will only be treated

at your expense. See important conditions on page 5.

 **GST** **$0.00**

**Client’s Acceptance:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total $0.00**

1. Some building construction makes the installation of a complete termite

management system impossible without carrying out major building work.

Your property is such a building. **We CANNOT warrant in any way** that

the treatment proposed will result in completely excluding termite entry.

See Important Conditions on page 5.

**GST** **$0.00**

**Client’s Acceptance:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total $0.00**

**Important Conditions concerning your Subterranean Termite Treatment**

1. 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.
2. **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.
3. 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.
4. 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.
5. 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.
6. 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.**
7. **No responsibility is accepted, or warranty implied, for any timber damage that may occur as the result of past, current or future termite activity.**
8. 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.
9. 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.
10. 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 eg soil, pine bark or similar. Also ensure that air vents or weep holes are never blocked.
11. Do not use untreated timbers for garden beds or retaining walls, as they may attract termites.
12. **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.
13. 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 3660.1-2000 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.
14. 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.

**Specific Treatment Limitations:**

**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 month intervals. It also strongly recommends inspections at more frequent intervals.

An inspection program of       Inspections per year should commence no later than six (6) months after the last **‘follow up inspection’** as recommended. This inspection will be in accordance with AS 3660 and a full report will be provided.

Additional information:

**KEY**

**A = Termite Activity**

**D = Termite Damage**

**TW= Termite Workings**

**P = Possible Damage**

**E= Evidence of a Previous Treatment**

**W = Wood Rot**

**\\\ = Areas to be Treated**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Termiticide (s) to be Applied |       |       |       |       |
| Rate to be Applied |       |       |       |       |

**Free Service Period:** Where a FREE Service Period has been provided then, upon notification by you, we agree to provide you with any remedial treatment(s) as may be required to the treated structures, AT NO COST TO YOU. Any FREE Service Period is conditional upon you notifying us of signs of termite infestation. Fences, gates, pergolas, and garden retaining walls are excluded from the terms of any FREE Service Period. Any signs of activity in these areas must be reported to us.

**Visual Termite Inspection Report in accordance with AS 3660.2-2000**

**Important Information** Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 2, 5, 6, 7, 8 and 9 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite Management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 7 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as “termites”), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.

3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

 In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**Visual Termite Inspection Report in accordance with AS 3660.2-2000**

Client:

Client Address:       State: Postcode:

Re: Structure at:      State: Postcode:

Phone:

Fax:

Mobile:

Date of the Inspection:

Invoice No:

**1. Brief description of the building and other structures on the property:**

Type:

Height:

Building:

Piers:

Floor:

Roof:

Fences:

**1.1 Brief description of areas inspected:**

      .

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

**1.2 Area/s\* NOT Inspected and/or Area/s\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s\* in which Visual Inspection was Obstructed or Restricted:**

\* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture & stored items were not inspected.

**1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:**

Was insulation present in the roof void?

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection?

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

**2.0 SUBTERRANEAN TERMITES**

**2.1 At the time of the inspection were active termites (live insects) found?**

**Active termites were located in but not necessarily limited to the following areas:**

Other areas, if any, where active termites were found are      .

If the answer was “Yes” then the termites are believed to be . The termites have the potential to cause amounts of damage to structural and decorative timbers.

Other termite species found at the time of the inspection were: .

**2.2** Was a termite nest found?  (If yes, describe & state the location):

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

**2.3 At the time of the inspection was visible evidence of subterranean termite workings located? . Was Termite damage located? . Termite workings and/or damage were found mainly in but not limited to:**

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection, we strongly recommend that if you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our company immediately.

**VERY IMPORTANT:** Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 & 5 on Page 1.

Whilst we are not builders, the termite damage appears to be: - . See Clause 4 on page 1. If a treatment proposal is attached then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

**IMPORTANT:** **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are essential.** Unless written evidence of an appropriate termite management program that accords with *“AS 3660 Termite Management”* is provided, a treatment must always be considered to reduce the risk of further attack.

**High moisture** **readings** can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

**2.4** At the time of the inspection

Moisture was tested using a       moisture meter.

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

**2.5** The following evidence of a possible previous treatment was found:

**2.6** A durable sign  located.

If located, the sign was found in. This indicates the treatment is . This firm can give no assurances with regard to work that may have been previously performed by other firms.

**2.7 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is**  **Comment:**

**A treatment proposal**

**2.8 Termite Shields (Ant Caps)** form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to replace the use of the shielding. Missing, damaged or poor shields increase the risk of infestation.

Whilst not a builder it appears that termite shields are: **.**

If considered inadequate a builder or other building expert should be consulted. NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

**2.9 Wood rot:** At the time of the inspection was visible evidence of wood decay fungi (rot) found?

Evidence was found in      . Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

**2.10 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation: -**

**Any Timber retaining walls should be replaced with non-susceptible material**. **You should consult a builder prior to removing/replacing retaining walls.**

Other areas, if any, considered conducive are      .

**2.11** At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:

**3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES**

**3.1 Drainage:** Poor drainage, especially, in or into the subfloor or against the external walls, increases the likelihood of termite attack.

Whilst not a plumber, it appears that drainage is generally: .

Areas where drainage should be attended to by a plumber or other expert and why:

**3.2 Water leaks:** Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other ‘wet areas’ also increase the likelihood of concealed termite attack. Whilst not a plumber, it appears that water leaks are .

Areas where leaks should be attended to by a plumber or other expert and why:

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

**3.3 Water Discharged against Building e.g. Hot water services or air conditioning units**: water released alongside or near to building walls needs to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out?

**3.4 Ventilation:** Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: . Where ventilation needs to be improved consult a builder or other expert.

We  attached a proposal to carry out ventilation improvement work.

**3.5 Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of this inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply? **.**

**Note:** A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by the assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction plans may be obtainable from your local Council or Builder. Termite activity or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3-2010. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3-2010.

**Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870-2011 and/or AS 3660.1-2000 and for more information you should ask a builder.**

**3.6 Weep holes in external walls:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air?

**3.7 Environmental, other Conditions and/or general information:**

**You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.**

**IMPORTANT**

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timber, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management system has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at **least** annually.

**REASONABLE ACCESS**

Only areas to which reasonable access is available were inspected, AS 3660.2-2000 refers to AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID –** the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

**ROOF EXTERIOR –** must be accessible by a 3.6M ladder placed on the ground;

**SUBFLOOR –** Industry accepted dimensions are that the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

**AN INVASIVE PHYSICAL INSPECTION IS AVAILABLE IF RECOMMENDED**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.

**CONCRETE SLAB HOMES**

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

**You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.**

**SUBTERRANEAN TERMITES**

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia’s subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take “as little as 3 months for a termite colony to severely damage almost all the timber in a home”.

**How termites attack your home:** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite damage:** Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

**Subterranean termite ecology:** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite Management Systems installed to AS3660-2000 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

**TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

**IMPORTANT INFORMATION**

**There is no warranty given or implied as a result of the inspection or this report.** The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

**General remarks:** A more thorough **INVASIVE INSPECTION** is available. Where any current visible evidence of termite activity is found it is **strongly recommended** that a more invasive inspection is performed.

Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

**Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites**

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

• Situations where the edge of the concrete slab is covered by soil or garden debris.

• Filled areas, areas with less than 400mm clearance.

• Foam insulation at foundations.

• Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.

• Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the label directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

**DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).**

**DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.**

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

1. A Homeowner’s Guide to Detection and Control of Termites and Borers

2. A Homeowner’s Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden and Published by University of New South Wales.

Ask your inspector for details and prices.

**IMPORTANT: It is strongly recommended that a full Inspection and Report be carried out every** **. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

Note: AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

**Important**: “If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.”

**ADDITIONAL INFORMATION AND/OR MUD MAP -**

**KEY Northerly Direction is**

**A = Termite Activity (Live)**

**TM = Termite Workings**

**D = Damage**

**P = Possible Damage**

**/// = Evidence of a Previous Treatment**

**W = Wood Rot**

The Inspection and Report was carried out by:

 (Name of Inspector)

State Licence No:       Insurance Accreditation Number:

Dated this      day of       20

SIGNED FOR AND ON BEHALF OF:

 (Name of Company)

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Don’t be eaten out of house and home.**

**Protect yourself with a $100,000 TimberSecure Termite Insurance Policy.**

**Termites = no insurance cover?**

Don’t be surprised to find that your current building insurance does not cover YOU against the structural damage that termites cause. Most, if not all, insurance policies specifically exclude structural damage caused by termites. It’s a big worry especially considering that Australia has the most destructive termites in the world.

**Saving you the cost of repairs**

How would you like the peace of mind of knowing that if termites invaded your home and caused structural damage, you wouldn’t have to pay the repair bill? Well now this peace of mind can be yours!

**What is it?**

TimberSecure is a five year termite insurance policy designed to give you complete peace of mind following the installation of an approved termite management system.

**What does it cover?**

If termites enter your home and cause timber damage during the insurance period, your TimberSecure insurance policy will cover all structural & decorative timber repairs or replacement, up to the value of $100,000\*.

And, you don’t have to pay an excess!

Also, if you sell your home the insurance policy is fully transferable to the new owner (an administration fee is applicable to the new owner).

**How do I get it?**

To get started, your pest manager must install a complete termite management system on your property. Within four weeks of the installation, you contact us and complete the application and forward payment for the policy.

If you’re eligible for a policy and one is issued to you, all you need to do is have regular inspections of the protected structure (as per the pest controller’s recommendations).

If during the next five years termites enter your home, there’s no need to panic because you will be covered for the repairs.

**A big weight off your shoulders**

The TimberSecure Insurance policy is underwritten by specialist pest management insurer, Pacific International Insurance Pty Ltd.

It gives you security and peace of mind knowing your policy is backed by a company that understands the devastation these pests can cause.

You can relax knowing that the policy is a ‘no fault’ policy and you can be assured that claims can be settled quickly.

**Get in touch**

Rapid Solutions
1300 302 549
support@timbersecure.com.au
www.timbersecure.com.au

Terms and conditions and exclusions apply. Before making a decision about this policy, read the combined Product Disclosure Statement & Financial Services Guide (available at www.timbersecure.com.au) to see whether it’s right for you. This document has been prepared by Rapid Solutions Pty Ltd AFSL 232422 (Rapid Solutions). Neither the Pest Controller that arranges TimberSecure nor its representatives endorse or otherwise take any responsibility for such information or the policy. The policy is administered by Rapid Solutions on behalf of the issuer, Pacific International Insurance Pty Ltd (Pacific International). Pacific International is authorised by the Australian Prudential Regulation Authority as a general insurer in Australia. The Pest Controller that arranges TimberSecure identified in the TimberSecure application form and its representatives have been authorised by Rapid Solutions as its general insurance distributor to deal in the policy, and act on behalf of Rapid Solutions when dealing in respect of the policy.

**Application Form**

|  |
| --- |
| Please complete all fields and email to support@timbersecure.com.au or fax to 02 4954 3660. |
| Date: |       | 1/5 Pavilion PlaceCardiff, NSW 2285Phone: 1300 302 549Fax: 02 4954 3660[www.timbersecure.com.au](http://www.timbersecure.com.au)AFSL: 232 422TS-APP-161014 |
| **Your Details** |  |
| Name(s): |       |  |
| Home Phone: |       |  |
| Mobile Phone: |       |  |
| Email: |       |  |
| Date of Birth: |       | DOB 2 if Applicable: |  |  |
| **Address of Property** | **Correspondence Address (if different)** |
| Address: |       | Address: |       |
| State: |  | State: |  |
| Postcode: |       |  | Postcode: |       |  |
| **Pest Control Details** | I have attached the following documents from the inspector |
| Name of Pest Control Business\*: |       | [ ]  | Termite Inspection Report |
| Date of installation: |       | [ ]  | TimberSecure Appendix A Questionnaire\*\* |
| Is your house built on an infill slab? [ ]  Yes [ ]  No | [ ]  | Certificate of Treatment or Baiting Site Plan |
| *If you are unsure whether your house is built on an infill slab, please contact your pest controller or a builder.*------------------------------------------------------------------------------------------------------------------------------------------------------ |
| **Payment Details**Credit Card | Electronic Funds Transfer (EFT)BSB: 082637Account: 538229747Name: Rapid Solutions Trust Account 2Reference: Your (Policy Holder) NameAmount: $360 (inc GST & stamp duty) |
| [ ]  | Visa | [ ]  | MasterCard |  |
| Card Number: |       |  |
| Name on Card: |       |  |
| Expiry Date: |       | (MM/YY) |  |
| Payment Amount (*inclusive of GST & government charges)*[ ]  1 payment of $360 [ ]  10 payments of $36, paid monthly, totalling $360. Only payable via credit card option. |
| ------------------------------------------------------------------------------------------------------------------------------------------------------ |
| Where did you hear about TimberSecure? |  |
| [ ]  | I have considered the TimberSecure Product Disclosure Statement/Financial Services Guide, which is available from [www.timbersecure.com.au](http://www.timbersecure.com.au) or by contacting 1300 302 549. |
| **Signature 1:** | **Signature 2 (if applicable):** | **Date:** |  |
| *\*Unless informed otherwise, we will notify the pest manager when the policy has been issued. \*\*Only required if your termite management system was installed prior to this year’s inspection.* |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *\*Unless informed otherwise, we will notify the pest manager when the policy has been issued.* **APPENDIX A**TERMITE MANAGERS TIMBERSECURE QUESTIONNAIREThis questionnaire is in addition to the Visual Termite Inspection Report to AS 3660.2 - 2000 and is an Addendum to the Visual Inspection and Report carried out on the       /      / 20     . Type of Termite Management System(s) (TMS) Installed :  The actual Product Brand Name(s) of the TMS(s) installed :        The Chemical Product(s) used       and the concentration (*a.i. /100L as a %*) used for Termiticide 1 was      % and if a second Termiticide was used its concentration was      % OR the Label Rate the Product(s) were used at (e.g. 600ml/100L). Termiticide (1)       Termiticide (2)      The Date the TMS was installed:       /       / 20      Comment (if any):       **TABLE:** Select in the Table below either **Yes** or **No** in the 3rd Column

|  |  |  |
| --- | --- | --- |
| 1 | Has there been an extension to the property since the Termite management System was installed? |  |
| 2 | Is there evidence of building works that may have compromised the TMS? |  |
| 3 | Have the environmental conditions changed sufficiently to affect the TMS? |  |
| 4 | Has the TMS been compromised in any way? (If so give details). |  |
| 5 | If ‘Yes’ to any of the above, please complete the diagram below  |  |
| 6 | Has the property been affected by flooding? (If Yes retreatment required) |  |

 |

**Certificate of Installation in accordance with AS 3660.1-2000**

**Terms and Conditions**

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Installation. Any third party acting or relying on this Certificate of Installation, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS 3660.1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.

2. The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the system(s) are disturbed, breached or bridged then concealed entry by subterranean termites is possible.

3. No liability is accepted for any failure of a termite management system and this firm warrants only too provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder has not arranged for the termite eradication in clause 1 above.

4. The barrier(s) and/or treated zone(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier or treated zone is not a barrier against any other pest(s) and in particular does not provide any barrier against “drywood (KALOTERMITIDAE) or dampwood termites.

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

6. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation and/or treated zone is essential.

7. When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite management system then it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier and/or treated zone installation is essential.

8. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.

9. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.

10. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.

**11. It is the building owner’s responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed.** Please contact this firm.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed barrier and/or treated zone has been breached or bridged in any way.

The Australian Standard recommends that inspections be carried out by a suitably qualified person, at intervals no greater than 12 months and where timber pest “pressure” is greater, this interval should be shortened. Inspections WILL NOT stop infestation of timber pests; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 and carried out by a qualified experienced termite inspector competent in Unit 8 “Inspect and Report on Timber Pests” & Unit 10 “Control Timber Pests” of the National Pest Management Competency Standards or equivalent.

**IMPORTANT INFORMATION:** Termite management systems installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of the termite entry will normally be evident to the inspector. A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required. **Certificate of Installation in accordance with AS 3660.1-2000 - New Construction**

**Name of owner/builder:       No:**

**Property Address:**

**State:**

**Post Code**

**The Termite Management System(s) Installed is:**

**Soil Termite Management System Install details:**

A to the following area(s)       using the liquid termiticide(s) Product       which contain the active constituent(s)      . The concentration of the liquid termiticide spray mixture used was      % and the total volume used was       Lt.

**Physical Termite Management System Install Details:**

If one was installed it was installed in these area(s)       and the installed product(s) are:       and the method(s) of installation was in accordance with the product manual and/or product label. Comment if applicable:      .

The above system(s) integrated with each other.

The system(s) integrated with the concrete poured by the builder to form the termite barrier.

**The resulting termite management system(s) termite management system. If the system is not complete further work may be required as partial treatments are not effective and may allow undetected Termite entry.** You should consult with the builder. See the limitations below.

The Termite Management System(s) were installed on the       day of       20      and a durable notice was .

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months.

**It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections e.g. 3 or 6 monthly, should be carried out.**

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property.

**We recommend an inspection of this building and the surrounds every .**

Termiticide treated soil zones degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the treated soil zone.

If the above termite management system/systems are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS2870-1996 and amendments.

**Terms and Conditions on Page 1 and important information on page 2 form an important part of this Certificate. Limitations that apply to the above installation are**:

**Diagram (not to scale)** showing the location of the installed Termite Management System(s).

The direction of North is indicated by the symbol.

**KEY**

**Plumbing** **North is approximately:**

**Piers**

**Steps**

**Termiticide soil treated areas**

**Sheet Material installed areas**

**Reticulation System**

**It is very important that the Termite Management System is not bridged or breached.** This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

**Frequent inspections are very important.** Termite Management Systems do not kill off or stop termites. The barriers and treated zones are installed to prevent concealed access only. The barriers and/or treated zones are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Termite Management System(s) installed.

Installation Firm:

Name of Installer:

Firm’s Address:

Installer’s Licence No.:

Insurance Termite Accreditation No.:

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone:       Date:

**Certificate of Termite Treatment in accordance with AS 3660.2-2000**

**Terms and Conditions**

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Treatment. Any third party acting or relying on this Certificate of Treatment, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the termite management system (s) are disturbed, breached or bridged then concealed entry by subterranean termites is possible.

2. No liability is accepted for any failure of a termite management system and this firm warrants only too provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete termite management system.

3. The termite management system(s) installed, as detailed on this Certificate and in the diagram, provide a termite management system against subterranean termites only. The barrier is not a barrier and/or treated zone against any other pest(s) and in particular does not provide any barrier against and cannot aid in the detection of “drywood (KALOTERMITIDAE) or dampwood termites.

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

5. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc), introducing infested materials, timber off-cuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zone(s) can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite management system installation is essential.

6. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.

7. When installing paths, lawn, gardens, rendering exterior surfaces etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite barrier system then it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite management system installation is essential.

8. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.

9. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.

**10. It is the building owner’s responsibility to ensure that the inspections recommended in AS 3660.2-2000 are performed. Please contact this firm.**

**VERY IMPORTANT**

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed termite management system has been breached or bridged in any way.

The Australian Standard recommends that inspections be carried out by a suitable qualified person, at intervals not greater than annually and that, where timber pest “pressure” is greater this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 carried out by a qualified experienced termite inspector competent in Unit 8 “Inspect and Report on Timber Pests” and Unit 10 “Control Timber Pests” of the National Pest Management Competency Standards or equivalent.

**IMPORTANT INFORMATION:** Methods of termite management installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of termite entry will normally be evident to the inspector. A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.

**Certificate of Termite Treatment**

**in accordance with AS 3660.2-2000**

 **Post Construction**

**Name of owner/builder:       No:**

**Property Address:**

**Post Code:**

**Colony Control Treatment for Active Termites:**

**Date(s) Treated:**

**Type of Active Termite Treatment:**

**Nest Control:** A Termite Nest       and

The Termiticide Product used was:     . The quantity of Termiticide Dust or Mixture or Bait used was:

**Colony Control Treatment to Termite Workings:** Termite activity was treated by the application of       into in the following area(s)       and will require inspection in .

If termite activity is still present at this inspection either in a nest or in the workings then further termiticide agent will be required and a further inspection will be required. Such colony control treatment should continue until all termite activity has ceased.

Termite entry points      .

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Termite Management Systems**

**A Termite Management System was Installed: Date Installed:**

**:**

       .

The System or Systems were installed to the following area(s)       Also refer Diagram.

The Termiticide applied was       which contain the active constituent      . The concentration of the Termiticide applied was      % and the total volume used was      Lt. Termiticide barriers degrade (break down) over time and should be replenished in the future.

The Termiticide manufacturers claim their products should last from 2 to 10 years depending on the type and strength of Termiticide used and the site conditions. So in the future, after one of the required regular inspections of the property, the inspector may advise you of the need to re-install the treated zone or barrier.

**If this treatment was carried out as part of a treatment for active termites then an inspection of the property and buildings should be carried out one to three months after the completion of this treatment and again three months after that.**

**Other Termite Management System**

Another Termite Management System(s)  was installed in the following area(s):      .

The System is      . The method(s) of installation was      .

The System in combination with the other systems installed and integrated with the building to form the termite management system. **Please see the section on limitations.**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

The Termite Management System(s) installed using all or any of the above system(s) is a treatment. Incomplete treatments are unlikely to be effective and further treatments may also be required. **No warranty can be given where only incomplete termite management systems have been installed.**

**Limitations that apply to the above installation(s) are:**

The treatment will not be complete until all termite activity has ceased and a full Termite Management System has been successfully installed. If you become aware of any new activity do not disturb the termites in any way. You should notify this firm of your findings as soon as possible.

Please contact us if ever you have any concerns about termites or the effectiveness of the installed system. **It is very important that the Termite Management System is not bridged, breached or disturbed. DO NOT disturb the treated areas or installed system in any way.**

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months. **It is strongly recommended by the Australian Standard AS 3660.2-2000 that more frequent inspections (e.g. 3 or 6 monthly) should be carried out.**

**We recommend for this property an inspection every .**

**General Comments:**

**Diagram (not to scale)** showing the location of the installed .

Also if present, show location of the termite activity and where damage was located.

The direction of North is indicated by the symbol

**KEY**

**Decking** **North is approximately:**

**Piers**

**Steps**

**Termite Barriers**

**Trenched and Treated areas**

**Drilled & Injected Areas**

**Concrete Cut & Treated areas**

**Reticulation System**

**Monitoring/Bait Stations**

**Above Ground Stations**

**Termite Activity**

**Termite damage sites**

**Terms and Conditions on Page 1 form an important part of this Certificate.** If the above Termite Management System(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case, the concrete should have been poured in accordance with AS 3660.1-2000 or AS 2870 - 2011and amendments.

This firm did not install any concrete or any part of the building structure that forms any part of the Termite Management system and takes no responsibility for any failure of the Termite Management System(s) that results from the failure of any concrete or building construction to perform as a Termite Management System.

Installation Firm:

Name of Installer:

Firm’s Address:

Installer’s Licence No.:

Insurance Termite Accreditation Number:

Telephone:

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date:

Client or Agent’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: