

1. Specifications & Terms – Termite Treatment Proposal

1.1. Definitions

“Colony Control” means treatment aimed at eliminating or suppressing a specific termite colony or active infestation and does not include ongoing structural protection or prevention of future termite activity. “Termite Management System” means any installed system intended to reduce the risk of concealed termite entry, including chemical soil treatments, replenishable systems, baiting systems, or physical barriers installed in accordance with AS 3660 series and manufacturer requirements. “Third-Party System” means any termite management system not installed by Northern Rock Pest Control. “High Risk Conditions” means environmental or structural factors increasing termite likelihood or reducing treatment effectiveness, including moisture, drainage issues, vegetation contact, prior termite activity, or construction limitations. “Chemical Reapplication” means replenishment or reapplication of termiticide in accordance with manufacturer instructions, product label requirements, system design, or licensed technician advice. “Inspection” means assessment for termite activity, damage, or conducive conditions in accordance with Australian Standards.

1.2. Termite Colony Control Procedures

Do NOT disturb termite workings, leads, galleries, or activity prior to or during treatment, as disturbance may reduce effectiveness and may cause relocation. Suspect trees, stumps, and timber within approximately 30 metres of structures may be assessed. Where a nest is located, APVMA-registered termiticide may be applied. Treated areas must remain undisturbed for 7–28 days before re-inspection. Further treatment may be required. Colony control targets specific activity only and does not provide ongoing structural protection unless a termite management system is installed.

1.3. Termite Baiting Programs (Where Applicable)

Bait stations are installed in suitable locations and must remain undisturbed. Stations are inspected at intervals based on risk and activity. Once feeding is confirmed, bait toxicant may be introduced. Control depends on termites locating stations and may take weeks to months. Baiting does not provide immediate protection and forms part of an integrated termite management strategy requiring ongoing monitoring.

1.4. Treatment of Accessible Subfloor Areas

Where access permits, termiticide is applied to form a treated zone in accordance with AS 3660 and product label requirements. Typical application includes:

- 5 L/m² (horizontal)
- 100 L/m³ (vertical)
- Soil loosening to 80mm
- Rodding spacing not exceeding 150mm The treated zone is intended to form a continuous barrier where access allows.

1.5. Drilling of Concrete Areas

Where access is restricted, cutting/removal is preferred. If not practical, drilling and injection may be used. Application follows AS 3660 and label requirements, typically 10 L per lineal metre. All holes are sealed on completion. Continuous treatment beneath all slab types cannot be guaranteed.

1.6. Ventilation Requirements

Subfloor ventilation should comply with AS 3660 recommendations — generally 7,300 mm² per lineal metre of wall — to reduce moisture and termite risk.

1.7. Important Information

AS 3660.2-2017 outlines termite risk management in buildings. Termite management systems reduce but do not eliminate risk. Inspection and reporting limitations apply under AS 4349.3-2010.

1.8. Scope of Treatment

This proposal may include colony control, external treatment, and/or a termite management system. External-only treatments do not provide structural protection unless specified. Colony control alone does not provide structural protection — a management system is required for ongoing risk reduction.

1.9. Variations, Access and Payment

Scope, cost, or service period may vary due to site conditions. Pricing is valid for 30 days unless stated otherwise. Safe access must be provided. Client is responsible for locating services prior to works. No liability is accepted for concealed services where reasonable care is taken. Applies only to subterranean termites unless stated otherwise. Payment is required as specified; ongoing service is conditional upon full payment.

1.10. No Guarantee / Limitations

No termite treatment guarantees complete protection. Annual inspections are recommended as chemical efficacy reduces over time. Effectiveness may be reduced by building works, landscaping changes, soil disturbance, timber additions, or covering slab edges/vents. Untreated timber in contact with soil should be avoided. No liability is accepted for cosmetic damage, concealed service damage, or termite entry arising from structural defects, poor construction, non-compliance with standards, or concealed faults. Full protection is not always possible without significant modification.

1.11. Existing Termite Management System (Third-Party Installation)

If Northern Rock Pest Control did not install the chemical replenishment system, and the system fails to deliver chemical correctly, further work will be required at additional cost. This may include installation of another system, additional inspections, repairs, or enhancements. Northern Rock Pest Control accepts no responsibility for failure of third-party systems. Regular monitoring and maintenance are essential.

1.12. Free Service Period (Where Applicable)

Applies only where Northern Rock Pest Control installed a chemical termite management system and issued a certificate. Valid for 12 months from completion. May be extended for another 12 months if annual inspections and recommended maintenance/reapplication are completed. Where termites enter through a properly installed and maintained system, Northern Rock will inspect and carry out reasonable remedial works to restore treated zone function. Excludes structural damage, contents, or consequential loss. No coverage applies where activity occurs outside treated zones or where contributing factors include defects, soil disturbance, landscaping changes, drainage issues, or interference with the system. Owner must ensure inspections are completed and treated zones are not altered.

1.13. High Risk Property Conditions

Northern Australia has high termite pressure. Risk factors include moisture, drainage issues, vegetation contact, prior activity, structural limitations, and ventilation deficiencies. Increased inspection frequency (3–6 monthly) may be required. Chemical reapplication or system replenishment must be completed when recommended at the owner's cost. Risk cannot be eliminated.

1.14. Limitation of Liability / Consumer Rights

Liability is limited to re-supply of services or cost of re-supply. No liability is accepted for indirect or consequential loss including property damage or loss of value. Nothing excludes rights under the Australian Consumer Law.

1.15. Client Acknowledgement

You acknowledge that:

- No termite treatment guarantees complete protection.
- Colony control alone does not provide structural protection.
- Third-party systems are not warranted.
- High-risk conditions may apply.
- Ongoing inspections, maintenance, and chemical reapplication are required at the owner's cost in accordance with manufacturer requirements, product labels, and licensed technician advice.