



Blockaid-Termi

INDUSTRY LEADING
PRE-CONSTRUCTION
TERMITE SEALANT

INSTALLATION MANUAL

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1. General Information About Blockaid-Termi

Developed by Termguard Pty Ltd to complement its widely recognised graded stone physical termite management system, Blockaid-Termi is a revolutionary new product.

By combining the strength and durability of an Acrylic sealant and Bifenthrin Chemical, the Granitgard research and development team under the direction of Dr. Don Ewart have produced a very flexible, safe and long-lasting termite management system.

Blockaid-Termi can be applied to flat or curved surfaces with a brush, roller, special spray unit or trowel. It can also be gunned into gaps or grooves. Blockaid-Termi forms part of a termite management system that will continue to flex with adjoining materials, while still maintaining a termite resistant bond.

Blockaid-Termi is essentially a physical termite management system; it works by blocking termite passage and therefore the normal, basic principles of physical termite management system installation apply.

Continuous Protection

Granitgard installers using Blockaid-Termi must ensure that the termite management system they create is without gaps, provides a continuous inspection zone around the structure to be protected, integrated properly with appropriate adjoining termite project systems and extends to a point where termites attempting to by-pass the termite management system will become visible.

Some discussions and thoughtful planning at the design and construction phases will allow Blockaid-Termi to provide a termite management system that is easy to inspect. This will ensure simple and effective, long term protection from termite damage.

Compliance

Blockaid-Termi sold by Termguard Pty Ltd complies with relevant Australian Standards for termite protection and statutory authorities e.g. APVMA.

1.3 Blockaid-Termi Products Are Safe To Use Providing Instruction Contained In The MSDS Are Followed

Blockaid-Termi products are regarded as stable. Blockaid-Termi is water based and non flammable. Blockaid-Termi contains Bifenthrin chemical and all care must be taken to protect the environment. The Australian Pesticides and Veterinary Medicine Authority have assessed Blockaid-Termi and have issued a registration label.

Termguard Pty Ltd does at all times however support safe work practices and strongly recommends the use of proper lifting and material handling practices, as well as the wearing of appropriate personal protective equipment as required by the MSDS.

2. Site and Job Inspection

Once all site safety and access issues have been addressed, a full assessment of the particular area to be treated shall be undertaken. Review the suitability of the proposed Blockaid-Termi installation design for each area that requires treatment.

Verify that the treatment will provide a complete and continuous physical termite management system, deterring concealed termite entry.

Suitability Of The Substrate

The suitability of the substrate for Blockaid-Termi treatment needs to be assessed. Blockaid-Termi is not suitable for application to surfaces affected by rising damp.

Blockaid-Termi shall not be applied to areas liable to have negative hydrostatic pressure i.e. surfaces where moisture may enter via the untreated side of the wall.

For example, the inside walls of cellars which are not water proofed shall not be treated with Blockaid-Termi. Negative hydrostatic pressure can blister the sealant, causing a gap beneath the sealant where termites may move without detection.

Unsuitable Surfaces For Application

Blockaid-Termi is not suitable for application directly onto timber (it seals in moisture and leads to swelling), glass or glazed surfaces, solvent based coatings or substrates that have been contaminated with oil, grease or evaporating hydrocarbons.

Surface Preparation

In some situations, additional surface preparation measures such as pressure cleaning, washing with hydrochloric acid and mechanical scraping or brushing are required. More details of these procedures are described in section 3 of this Manual.

Paints Or Capping's

If a Blockaid-Termi sealant or bead is to be painted (for colour matching or protection from sunlight) or capped (this is necessary where the Blockaid-Termi will be exposed to traffic or solvents), the compatibility of the paint/capping with Blockaid-Termi needs to be assessed.

Paints or cappings shall not be applied over Blockaid-Termi until it has sufficiently cured as detailed in 2.5 of this manual, or no sooner than 24 hours curing time.

Curing

Under normal conditions (between 15 and 30°C) Blockaid-Termi will skin within one or two hours. A full cure takes between seven and ten days depending on temperatures, porosity and moisture content of substrate and thickness of the Blockaid-Termi sealant or bead. Minimum curing time is 24 hours, as long as the environmental conditions are as outlined above.

Colouring & Wear Protection

Generally where colour matching or sun protection is required, two or three coats of acrylic (water based) paint are appropriate.

When protection is required, for example from trolley traffic over construction joints, a durable, water based mastic can be applied on top of the Blockaid-Termi.

Protect From Solvents

If a solvent based mastic, polyurethane or silicon for example is to be applied over Blockaid-Termi, the exposed Blockaid-Termi surface needs to be protected from the solvents with a suitable coating or primer.

Details of products which are suitable for application over Blockaid-Termi are provided in Section 6 of this Manual.

Blockaid-Termi Is Applied First

It is recommended that where a building surface requires alternative waterproofing in addition to Blockaid-Termi that the Blockaid-Termi is applied first. Ideally, only a water-based waterproof sealant shall be applied over Blockaid-Termi.

The waterproof sealant shall not be applied until the Blockaid-Termi has cured. The nature of the waterproof sealant which is to be applied over the Blockaid-Termi will determine whether or not the Blockaid-Termi requires special treatment to protect it from any solvents in the waterproofing product.

For specific information about particular waterproof sealant compatibility and any special priming requirements, contact Termguard Pty Ltd.

2.8.1 Blockaid-Termi Applied Over Cementitious Products

Where a cementitious product has been utilised as a waterproof membrane, Blockaid-Termi is to be applied as the secondary application.

Over Concrete

Blockaid-Termi is able to be applied over concrete curing compounds, so long as the substrate is sound and the curing compound is a non-glossy PVA latex or acrylic type. Wax based curing compounds need to be removed from substrates before being treated with Blockaid-Termi.

See Section 3 of this Manual for details on substrate preparation.

Materials Over Blockaid-Termi

If sheet materials such as plaster are to be fixed onto a Blockaid-Termi sealant, the selected adhesive or fixing process needs to be considered, especially if it involves penetrating the sealant.

Rigid sheet materials shall not be fixed to or through Blockaid-Termi until the Blockaid-Termi has cured. Guidelines for appropriate materials and procedures for fixing onto and or through Blockaid-Termi are provided in Section 7 of this Manual.

Scheduling

The installer shall confirm project scheduling with the Site Manager and ensure that construction work i.e. concreting; bricklaying etc. has been completed to a stage that will allow proper Blockaid-Termi treatment.

Proper Blockaid-Termi treatment includes substrate preparation, Blockaid-Termi application and curing and integration with other termite protection products (concrete and strip shielding for example), which may need to be in place prior to Blockaid-Termi installation.

Substrate Curing

Timing is important to ensure that concrete and masonry have sufficiently cured. Typically, concrete takes around twenty eight days to reach its specified strength and be regarded as “cured”. Blockaid-Termi can be applied inside this time frame so long as there is no surface water present and rain within 24 hours.

For application to uncured concrete there needs to be exposed concrete within half a metre of the surface to be treated with Blockaid-Termi. The presence of untreated concrete in the vicinity of the treated area allows the concrete curing process to continue after Blockaid-Termi application.

If an entire slab area or concrete wall is to be treated with Blockaid-Termi, the Blockaid-Termi shall not be applied until at least twenty eight days after slab pouring. In the case of masonry, curing for at least twenty four hours is recommended before Blockaid-Termi application.

Temporary Protection For Uncured Blockaid-Termi

If scheduling is such that the Blockaid-Termi will be left vulnerable to removal or damage by following trades, some protective covering such as corflute sheeting shall be temporarily fixed over the Blockaid-Termi.

A subsequent visit to remove the protection, check and wherever necessary reinstate the Blockaid-Termi sealant will then need to be coordinated with the Site Supervisor.

Pack Life

It is important to ensure that sufficient Blockaid-Termi materials including appropriate Primer are on site and that the Blockaid-Termi product itself is within its shelf life i.e. three months after opening and resealing or twelve months after manufacture.

Installers who do not regularly use Blockaid-Termi are advised to date packages when they open them.

Co-ordination with Site Management to ensure that enough time is available to treat the required area is also important. Wherever Blockaid-Termi is stored it shall be kept out of prolonged periods of direct sunlight and away from very cold/ freezing conditions.

Blockaid-Termi is best stored at temperatures between 10°C and 35°C, off the ground, in an upright position.

Weather Considerations

Suitable weather conditions are important for effective treatment.

Blockaid-Termi Primer and termite management system material can be applied to moist surfaces but shall not be applied to areas where surface water is present, during rain or when rain is within 24 hours.

Avoid application to substrates where surface temperatures are below 5°C or over 40°C.

If applying Blockaid-Termi to concrete which is less than a month old, avoid application in direct sunlight if surface temperature is below 5°C or over 40°C.

Blockaid-Termi sealant is best applied to substrates that are either decreasing in temperature or maintaining a constant temperature.

3. Substrate Preparation

This section sets out the requirements for proper preparation of concrete, masonry, unplasticised PVC (uPVC).

Before any surface can be primed with Blockaid-Termi primer and subsequently treated with Blockaid-Termi it must be properly prepared. Surfaces to be treated with Blockaid-Termi may be horizontal or vertical or at any angle in between.

Surfaces Must Be Clean

Any surface where Blockaid-Termi (in either sealant or bead form) is to be applied it must be clean, free of any oil grease or wax residues and not have loose material or foreign matter on it. The procedures for surface cleaning, gap filling, smoothing and priming are described in this section.

New concrete or masonry which has been allowed sufficient time to cure (as described in Section 2 of this Manual) and is free from other waterproof or decorative coatings, oils, grease or release agents, need only be thoroughly scraped, brushed and cleaned, have all gaps filled and be made smooth prior to priming. Proper preparation is the key to effective sealant adhesion.

Glassy Concrete

Vibrated concrete that is particularly dense and smooth like glass will require mechanical roughening of the surface before cleaning, gap filling and priming. This can be done with a coarse wire brush or similar.

Surface Cleaning

The object of surface cleaning is to provide a smooth, non-glossy substrate which Blockaid-Termi can readily adhere.

Mechanical removal of all traces of any existing coatings, loose material, dust and foreign matter is best done with a bolster, stiff brush and high pressure water cleaner. If these mechanisms fail to remove all of the previous coating or contaminant, then a coarse metal brush fitting on an angle grinder may be used.

Stubborn mortar stains or dags may require washing with hydrochloric acid to achieve a completely clean surface.

The use of hydrochloric acid must be carried out in accordance with the label instructions and MSDS.

Thorough cleaning shall reveal any gaps, cracks or irregularities (honeycombing and hollows for example) in the substrate. All gaps, cracks and irregularities must be filled with Blockaid-Termi.

Substrate Cleaning

If, after thorough cleaning, brushing and scraping residual materials such as oils or grease remain on the substrate, torching or solvent cleaning will be required.

To check if these measures have been effective, sprinkle a few drops of water on the cleaned surface. If all water is quickly absorbed, the surface is sufficiently oil and grease free to prime.

Over Metal

If applying Blockaid-Termi primer and Blockaid-Termi over metal surfaces, ensure all oil traces and residues are removed with a strong household detergent that is also thoroughly rinsed off.

Surface rust must be mechanically removed and any rust beyond the surface must be treated with a rust converter. Standard Blockaid-Termi primer is suitable for zincalume and galvanised surfaces.

Plant Life

Any traces of algae, moss, lichen or other plants on any surface to be treated with Blockaid-Termi must be physically removed. The surface must then be washed with a solution of household bleach (refer to label and MSDS).

The bleach solution shall be liberally applied and allowed to react for ten to fifteen minutes (to kill all remaining spores) after which time it shall be thoroughly rinsed off with water. Please refer to generic bleach label instructions and MSDS.

Filling Gaps, Cracks & Voids

Smaller cracks and irregularities in surfaces to be treated with Blockaid-Termi can be cleaned, primed and filled with Blockaid-Termi direct from a cartridge. If there are numerous or large gaps, cracks or voids in a surface, especially one which is to be treated with a Blockaid-Termi sealant, then the entire area needs to be treated with Blockaid-Termi.

The mortar to be used below the level of the damp-proof course for the cavity system is to be termite resistant. This is to prevent concealed access by subterranean termites via the mortar. Mortar may be either:

1. Equivalent to the termite resistance of the deemed to satisfy materials specified in AS 3660.1 – 2000. A concrete slab in accordance with AS 2870- 1996 is deemed termite resistant. Mortar mixes outlined in AS 3700-2001 for use below a damp-proof course are to be Class M3 or M4 mortars. A mortar that achieves the same properties as concrete in accordance with AS2870 and is of the appropriate class may be used; or
2. A proprietary mortar that has been demonstrated as being termite resistant and also suitable for use below the damp-proof course may be used.
3. The mortar used as part of the cavity system is to form part of the design of the masonry wall.

Filling Gaps, Cracks & Voids In Concrete

Joints or vertical edges that are formed in un-vibrated concrete against timber or metal will have some honeycombing in the surface that is to be treated. Honeycombing if not properly filled can provide an avenue for termites to bypass a Termite treatment and gain concealed entry to a building.

It is critical therefore that a liberal amount of Blockaid-Termi primer is brushed onto the clean concrete surfaces and as soon as the Blockaid-Termi primer is dry, a thick bead of Blockaid-Termi straight from a cartridge is applied onto and worked into (best done with a spatula) all the treated surfaces.

Prime All Surfaces

Blockaid-Termi primer must be applied to all the surfaces (horizontal and vertical) that are going to be treated with Blockaid-Termi in either sealant or gap filling (bead) forms. Application by roller or soft broom works best for larger, smooth surfaces. The Blockaid-Termi primer must be worked into porous surfaces. This is best done with a soft brush.

Coverage

Blockaid-Termi primer has a coverage rate of between six and eight square metres per litre (125 to 160 ml per m²) depending on the porosity of the surface being treated. For very porous surfaces two coats of primer may be required.

Shelf Life

Blockaid-Termi primer has a shelf life of twelve months when stored in the original unopened container. Once opened, Blockaid-Termi primer will be usable for three (3) months, so long as the container lid is tightly resealed after each opening. Storage should be between 5°C and 40°C and out of direct sunlight.

Drying

Drying time for Blockaid-Termi primer is approximately ten to fifteen minutes at an ambient temperature of 20°. Drying times will vary according to ambient temperature, humidity and porosity of substrate. Primer is dry when it appears clear and not milky-white, as it is when applied.

Blockaid-Termi Primer & Priming Procedure

Blockaid-Termi primer is suitable as an agent to improve Blockaid-Termi adhesion to the following substrates when the surfaces of these substrates are prepared in accordance with this Manual:

- Concrete, masonry surfaces, renders and screeds;
- Concrete blocks and aerated concrete;
- Clay bricks and pavers;
- Cement sheeting, plaster board and general wet area linings; and
- Galvanised iron and zincalume.

UPVC strip shielding and pipes must be primed with Blockaid-Termi Primer prior to application of Blockaid-Termi. uPVC surfaces where Blockaid-Termi is to be applied must be free of dust, wiped clean and be dry.

To improve adhesion, the uPVC surface can be roughened slightly with a wire brush and re-wiped prior to application of Blockaid-Termi primer and Blockaid-Termi application. Blockaid-Termi primers can be applied with brushes, soft brooms, rollers or airless sprays. Clean-up is with water while wet. Thinners may be required when primer has dried.

Surfaces that are damp can have Blockaid-Termi primer applied to them so long as there is no surface water.

Blockaid-Termi primer shall not be applied when surface temperatures are below 5°C or above 40°C.

Dry Primer Has A Clear Sheen

To check that a surface is properly primed it shall have a sheen or slightly glossy appearance.

Apply Blockaid-Termi Within 24 Hours Of Priming

Blockaid-Termi termite management system compound can be applied over primer as soon as it is dry. The Blockaid-Termi compound should be applied within twenty four hours of priming. Blockaid-Termi primers are not stable when exposed to prolonged periods of sunlight (UV).

If Primed Surface Gets Dirty

Blockaid-Termi sealant shall not be applied over dirty primer, on a dusty day for example, without the primed surface first being wiped clean using a wet cloth or sponge to remove the dust.

Finish The Priming First

Unless the weather is particularly windy or dusty, it is easier to prime all of an area to be treated with Blockaid-Termi sealant in a morning or afternoon at once, before starting to install the Blockaid-Termi.

4. Application & Dimensions

The two basic techniques for Blockaid-Termi application are sealant and bead. This Section sets out the dimensions, description and uses for each application technique.

Blockaid-Termi installation can only begin once surfaces have been properly prepared i.e. filled, smoothed, cleaned and primed in accordance with Section 3.

The Blockaid-Termi installation schedule shall always be tailored to suit the availability of components, personnel and forecast weather conditions.

This Section sets out the two basic techniques for Blockaid-Termi application;

- Sealant
- Bead

The dimensions, description and uses for each application technique are set out below.

Blockaid-Termi treatments can be specified in terms of either a sealant or bead in combination or isolation.

The Blockaid-Termi sealant must be installed in a manner that prevents concealed termite entry and interfaces effectively with adjoining termite resistant materials.

Installation must be in accordance with the appropriate dimensions for the various applications as listed below.

The specifications listed below provide the parameters for effective, compliant Blockaid-Termi treatments.

Sealant

4.1.1 Specified Dimensions Of Sealant

- 2.5 mm minimum wet thickness (total).
- 50 mm minimum contact with adjoining termite resistant substrates, concrete or strip shielding for example.
- 50 mm minimum contact beyond potential termite entry point, base of masonry step down or retaining wall for example.
- $\pm 300\%$ maximum movement at joints, pipes etc. when cured. Note: joints with significant movement will require more frequent inspections.

Description Of Sealant

One coat of Blockaid-Termi applied to a freshly primed, clean, smooth substrate; additional application of Blockaid-Termi may be required on rough or extremely porous surfaces. Allow sufficient time, minimum 24hrs between coats, first coat of Blockaid-Termi must be dry prior to application of second coat of Blockaid-Termi.

Applied by brush, roller or spray the overall wet thickness of the reinforced Blockaid-Termi sealant must be no less than 2.5mm at any point.

Where To Use Blockaid-Termi Sealants

All applications except where Bead application is applied.

4.1.4 Reinforced Fabric

All expansion and movement joints between differing substrates shall be sealed with a suitable sealant. Reinforcement with polyester reinforcement fabric is recommended where movement is possible. Allow pre-treatments to dry overnight before general application of Blockaid-Termi Sealant. Application will require two coats of Blockaid-Termi, the first coat must be slightly thicker coat, reinforcing fabric shall be pre-cut to length prior to applying into the first coat whilst wet. Wetting through of reinforcing fabric into the first coat shall be done to prevent any air bubbles. A second coat of Blockaid-Termi must be applied before skinning of the first coat occurs.

Bead

4.2.1 Specified Dimensions

- 5mm minimum diameter (wet) beneath or above Blockaid-Termi sealants and around penetrations in strip shielding.
- 5mm minimum flat contact between (wet) Blockaid-Termi and adjoining substrate (usually concrete, strip shielding or masonry) to ensure termite resistant bond.
- 5mm minimum width at joints and saw cuts.
- 10mm minimum depth at joints and saw cuts.
- Width of Blockaid-Termi bead must be no less than half of its depth.
- Depth of Blockaid-Termi bead must not be more than twice its width.
- $\pm 300\%$ maximum movement at joints, pipes etc. when cured. Note: joints with significant movement will require more frequent inspections.
- 15mm maximum width.

Wider Than 15 mm Bead Becomes Sealant

For widths greater than 15mm, an integrated reinforcing fabric is required to disperse/spread stress created by substrate movement and stretching. The bead application therefore becomes a sealant and the details from page 5-13 need to be followed.

Description Of Blockaid-Termi Bead

Applied to clean, primed surfaces direct from a sausage or cartridge and pushed into voids, cracks or gaps so as to provide a continuous termite resistant strip of a regular thickness on top of the substrate, or in the pre-formed groove or cut e.g. a joint or collaring penetration.

Bead Must Fill Void

Blockaid-Termi must be applied so that the bead completely fills any void, crack or gap that may allow termite passage.

Uses Of Blockaid-Termi Bead

Slab penetrations.

Slab joints including key, dowel, saw cut and cold joints between concrete and concrete and concrete and masonry.

Providing extra mass of termite management system material at points where sealants may be exposed to greater shearing forces e.g. joints wider than 15mm, where retaining walls meet floors and around tie downs.

Sealing off ends of Granitgard stone and strip shielding termite management systems.

Filling gaps in strip shielding at misaligned corners and steps.

Filling gaps between strip shielding and termite resistant concrete.

5. Applying Blockaid-Termi

This section sets out application techniques for Blockaid-Termi sealants and beads as specified in Section 4.

The directions in this section assume that all relevant requirements from preceding sections have been satisfied, especially those that relate to surface preparation and priming.

Applying Blockaid-Termi Sealants

5.1.1 From The Bucket

Blockaid-Termi sealant for use in sealant type applications shall normally be taken from a bucket. The material must be within its expiry dates and stirred until it has a smooth and even texture that allows for lump free application with a thick brush or roller.

Pre-application Preparations

Before starting to apply the first coat of Blockaid-Termi, recheck to ensure that the surfaces to be treated have been recently primed (i.e. within the last 24 hours) and are free of dust, dirt and any other contaminants.

Always keep a bucket of clean water nearby to tidy up any spills or dribbles (this is much easier to do while the Blockaid-Termi is still very fresh) and to help keep tools clean. It is recommended that gloves be worn to keep hands clean throughout the application process.

Some Blockaid-Termi design specifications require application of a bead of Blockaid-Termi along a joint or around a pipe or tie down bar prior to placement of the Blockaid-Termi sealant. The Blockaid-Termi Sealant to form the bead must be taken from a fresh cartridge or sausage.

Bond Breaker Tape (Polyurethane Tape)

Where a bond breaker is required over the bead beneath the reinforced sealant, a clear plastic tape approximately 40 mm wide is placed lengthways over the wet Blockaid-Termi bead, so that the bead is approximately in the middle of the tape.

The tape is then pushed gently against the Blockaid-Termi so that it is secure, not wrinkled and has no bubbles or air gaps underneath.

Use A Generous Coat

The first coat of Blockaid-Termi is applied with a generous swiping and spreading action. Coverage shall be regular in depth but need not be smooth in texture.

Completely Cover The Substrate

The spreading action must ensure that coverage is complete.

Irregularities in the substrate must be completely filled with Blockaid-Termi. This is best achieved by keeping the brush or roller thoroughly saturated and applying the Sealant liberally.

Note:

The 2.5mm min. specification is for wet thickness as the sealant will lose some thickness on curing as the water component evaporates.

Applying Blockaid-Termi Beads

5.2.1 Use The Right Product

Blockaid-Termi for use in bead applications should be taken from a cartridge. The active ingredients and performance is however the same. The Blockaid-Termi must be within its expiry date, having been stored upright in a protected environment until opened on the job.

Always Use Primer

Whenever Blockaid-Termi is being applied as a bead the surface preparation, cleaning and priming requirements of Section 3 must still be satisfied.

Avoid Gaps & Bubbles

It is important when applying Blockaid-Termi beads to always place the Blockaid-Termi into the bottom of the gap, groove or corner that has to be filled. This needs to be done in a manner that prevents the formation of bubbles or voids within or beneath the bead. If there is any doubt as to the integrity or continuity of a bead, the Blockaid-Termi should be pressed and worked into the gap, groove or corner with a narrow spatula so as to push out any air or gaps in the bead. A second or even third bead of Blockaid-Termi may be required to adequately fill the gap, groove or corner and achieve proper coverage.

Space For Cappings

The level of Blockaid-Termi in a gap, groove or corner must allow space for sealing the Blockaid-Termi if it is to be exposed to sunlight or solvents. If the Blockaid-Termi bead is to be exposed to traffic, a deeper gap on top of the bead will be required to insert a durable capping to protect the Blockaid-Termi beneath. Suitable products for these applications are described in Section 6.

Using Blockaid-Termi Beads To Join Strip Shielding

When joining strip shielding with Blockaid-Termi, care must be taken to ensure that both horizontal and vertical surfaces of the shielding are clean and covered with a continuous bead that will flatten out under compression to a uniform width (not thickness) of not less than 5mm.

Blockaid-Termi is able to be used to join and fill gaps in unplasticised PVC (uPVC) where the joint is not to be subjected to load. Priming is required for this application, although roughening of uPVC surfaces with a stiff wire brush may also be required.

uPCV Strip shielding joined with Blockaid-Termi must be securely supported eg. by masonry beneath or durable pins or screws which hold the shielding in place. Where pins or screws penetrate the strip shielding, a 5mm diameter bead of Blockaid-Termi must be placed around and over the pin and its hole.

6. Suitable Materials & Procedures For Protecting Blockaid-Termi

Blockaid-Termi on exposed surfaces or where traffic is likely will require protection against damage.

In most situations where Blockaid-Termi is used it will not be exposed to sunlight, solvents and traffic. In these situations which might include; step downs in lined buildings and construction joints beneath walls, a Blockaid-Termi installation will be adequately protected by the surrounding walls and floor coverings.

The protection provided by adjoining walls and floor coverings and the absence of solvents and traffic in the vicinity of most Blockaid-Termi installations, means that the directions of this section will not be required for all treatments.

In the situations where Blockaid-Termi will be exposed to sunlight or solvents or regular traffic, from shopping trolleys or wheelchairs or penetrating debris for example, some form of compatible protective layer will need to be placed over it.

This section sets out guidelines for selection and application of coatings and sealants which are suitable for application as protection for Blockaid-Termi sealants and beads.

This section is divided into three subsections depending on what the Blockaid-Termi Installation requirements are:

Sunlight (UV): page 19

Solvents: page 20

Traffic: page 21

All protective coatings and sealants should be applied over Blockaid-Termi. Proper job inspection in accordance with Section 2 and correct substrate preparation in line with the directions in Section 3, will ensure that a Blockaid-Termi treatment is not subject to degradation from underneath via its substrate.

Protecting Blockaid-Termi From Sunlight

6.1.1 Water-based Acrylics

When Blockaid-Termi is going to be exposed to damaging ultra violet light from the sun, at least two coats of suitable outdoor water based/acrylic paint or render will provide adequate protection. Before Blockaid-Termi is painted or rendered, it needs to be primed with a suitable water based primer. The primer and paint or render should only be applied once the Blockaid-Termi is fully cured, usually about one week after initial installation.

No Coatings That Contain Or Release Solvents

Do not apply any oil or solvent based paint or render, paving paint, two pack urethane or abrasion resistant floor coating directly onto Blockaid-Termi.

Paints & Renders Can Provide Colour

Acrylic paints and renders can also be used to provide colour over a Blockaid-Termi sealant so that it blends in with its surrounds. Blockaid-Termi is a stable product that shall not “bleed” or discolour acrylic finishes that are properly applied over it. Reapplication of the paint or render to maintain long term protection is recommended as and when the paint begins to deteriorate and flake off.

Protecting Blockaid-Termi From Solvents

6.2.1 Solvents Can Damage Blockaid-Termi’s Effectiveness

Solvents that can damage Blockaid-Termi include petroleum based products, powerful detergents and products that are either highly alkaline or acidic. Protection from these materials is generally best offered by covering the fully cured Blockaid-Termi either with a compatible sealant, or with at least two generous coats of thick-film flexible acrylic paint as per the directions for sunlight (p 19). The choice of either a sealant or painting will depend on the type of Blockaid-Termi installation and the regularity and severity of the exposure to solvents.

Blockaid-Termi sealants will generally be exposed on an irregular and less severe basis because they are typically vertical. Blockaid-Termi sealants are unlikely to be submerged in a solvent and as such, adequate protection can be provided by completely covering the Blockaid-Termi with at least two generous coats of acrylic paint. Where the sealant is horizontal and prone to prolonged solvent exposure, treatment with a compatible water based sealant is recommended.

Blockaid-Termi beads are typically installed in horizontal joints or gaps which are more likely to have regular or prolonged solvent exposure than vertical joints or gaps. The top and ends of these joints must be sealed with a compatible water based sealant. This sealant needs to be gunned in on top of the Blockaid-Termi in such a way that it prevents any solvents from reaching the Blockaid-Termi below. Some sealants may require the sides of the joint or gap above the Blockaid-Termi to be primed. It is important that any sealant primers also be water based and free of damaging solvents.

Protecting Blockaid-Termi From Traffic

6.3.1 Floor Coverings

Blockaid-Termi sealants that are to have any sort of traffic; either foot or wheeled passing over them require physical protection with a durable, shock absorbent floor covering. The floor covering shall not be laid until the Blockaid-Termi has fully cured. Where there are joints in the floor covering, special care will need to be taken to ensure that the covering does not break and expose the Blockaid-Termi.

Bond Breaker Over Joint

Depending on the nature of the floor covering and the stability of the flooring beneath it, some sort of bond breaking sheeting may be necessary to allow for any differential movement between the flooring, the Blockaid-Termi and the floor covering.

Solvents

If the floor covering is to be exposed to solvents it too will require sealing.

Metal Capping

Blockaid-Termi beads in joints or gaps that are to have traffic passing over them, can be protected by securing an appropriate metal or plastic cap in the top of the joint. If this is to be done, the minimum dimensions of Blockaid-Termi must remain undisturbed beneath the cap. The Blockaid-Termi treatment must be installed so as to leave enough room at the top of the joint or gap to allow the cap to be fitted.

Solvent Safe & Trafficable Gap Capping

In situations where a Blockaid-Termi bead is likely to be exposed to both solvents and traffic, a tough and durable sealant needs to be applied into a void at the top of the joint immediately above the Blockaid-Termi. If the selected sealant is water based and it and any necessary primer are compatible with Blockaid-Termi, then it can be applied directly on top of the Blockaid-Termi. If however the selected sealant and/or primer contains solvents (such as polyurethane and silicone based sealants), then the Blockaid-Termi which will be beneath the sealant, requires appropriate priming and at least two generous coats of acrylic paint to separate the incompatible sealant from the Blockaid-Termi.

Compatible Paint & Sealant

If the label on a paint, render or sealant package is unclear as to the presence of solvents that are detrimental to the performance of Blockaid-Termi, the advice of the product manufacturer should be sought. In the event that the manufacturer's advice as to the presence of solvents is unclear, contact Termguard Pty Ltd.

The following table summarises the use of compatible protectants:

	Water-based acrylic paint	Protectant Water-based sealant	Physical cap (metal or plastic)
Sun	✓	✓	✓
Solvents	✓	✓	✗
Traffic	✗	✓	✓

7. Other Applications

7.1 Fixing Plasterboard, Gyprock Or Cement Sheeting Onto Blockaid-Termi

The manufacturers of these products; Boral, CSR and James Hardie advise that none of their recommended stud or masonry glues will adhere properly to a surface that is sealed or painted. This includes all acrylic, solvent, epoxy and bitumen based paints and sealants. Attempting to fix Plasterboard, Gyprock or Cement Sheeting over any surface treated with a sealant or paint will automatically void the manufacturer's warranty.

There are two ways to overcome this problem;

1. Involves erecting an independent stud wall, as would be used to support the lining of a typical brick veneer building, thereby avoiding the need to penetrate the sealant (unless there are stainless steel ties between the masonry and stud work which would have to be collared with an extra bead of Blockaid-Termi), or
2. Fully treating the wall with Blockaid-Termi and then mechanically fixing metal battens to the wall through the Blockaid-Termi sealant. Once the battens are fixed, an additional coating of reinforced Blockaid-Termi can be applied over the metal to reseal the gaps which fixing will have caused. Furring channel can then be fixed to the battens. Care must be taken to ensure that the screws holding the furring channel to the battens do not penetrate the Blockaid-Termi sealant.

Once either of these alternatives has been completed, the plaster or sheeting can be adhered to the supporting framework in the usual manner.

7.2 Sand/Cement Renders, Mortar Beds (for bonding masonry) & Cement Based Adhesives

Application of any of these materials over Blockaid-Termi should only be done under the following conditions;

1. Blockaid-Termi must be cured (allow at least seven days after treatment); and
2. A latex or acrylic bonding agent must be incorporated into the render or mortar or adhesive in accordance with the manufacturer's instructions; or
3. Plaster compounds must be preceded by a suitable render coat which separates the Blockaid-Termi from the plaster.

7.3 General Adhesives & Sealants

Only lightweight materials adhered with water based glues should be fixed on to Blockaid-Termi. Solvent based adhesive or sealant products, such as silicones, must not be applied over Blockaid-Termi.

7.3.1 Blockaid-Termi Not To Take A Load

Any material fixed on to Blockaid-Termi should have full load-bearing support, additional to the adhesive whether it be bracing from the floor or another stable point or mechanical fixing through the Blockaid-Termi.

Materials affixed to Blockaid-Termi must not move such that the Blockaid-Termi is damaged by excessive or unplanned movement. All holes/penetrations in a Blockaid-Termi sealant (such as those caused by mechanical fixing) must be retreated to block off possible termite entry.

All materials penetrating the Blockaid-Termi sealant must be termite resistant and corrosion-proof. Stainless steel fixtures are preferable to coated steel products and uncoated ferrous fastenings must not be used.

Paints

Water-Based Acrylics

Water based acrylic paints and renders are generally suitable for application over Blockaid-Termi. As per the manufacturer's specifications, a suitable water based undercoat or primer should be applied to the cured Blockaid-Termi before it is painted. Oil paints should not be used.

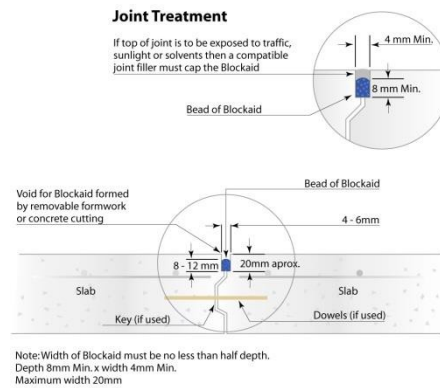
Colour Bleeding Unlikely

Blockaid-Termi will not normally bleed or discolour acrylic paint finishes applied over it. For lighter coloured paints however, several coats may be required. For external environments high build paints and renders are recommended. Again these should always be water based.

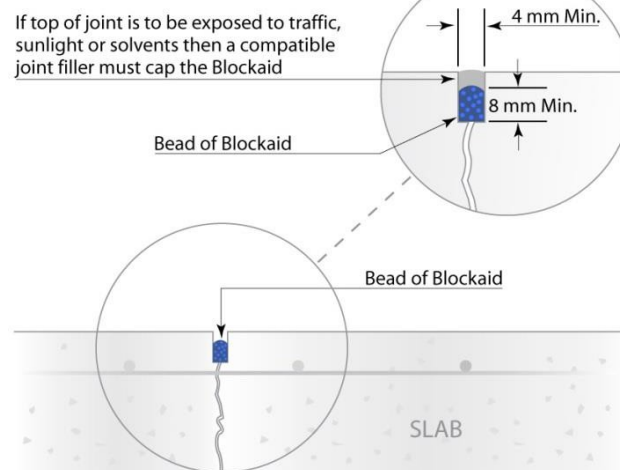
7.4.3 No Solvent-Releasing Paints

Paving paints, two pack urethanes and abrasion resistant floor coatings should not be applied over Blockaid-Termi, as these products are likely to contain solvents which will damage the Blockaid-Termi.

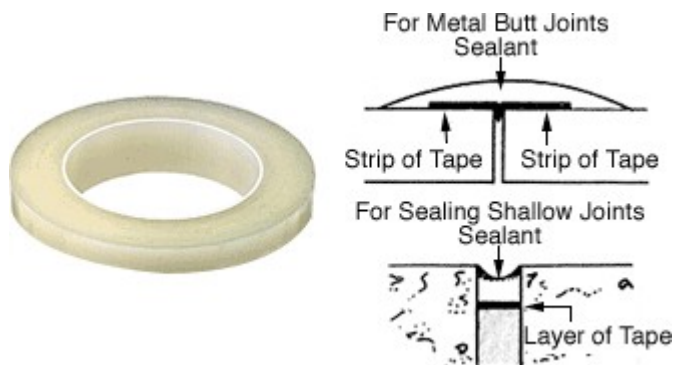
7.5 Installation Details



Saw Cut

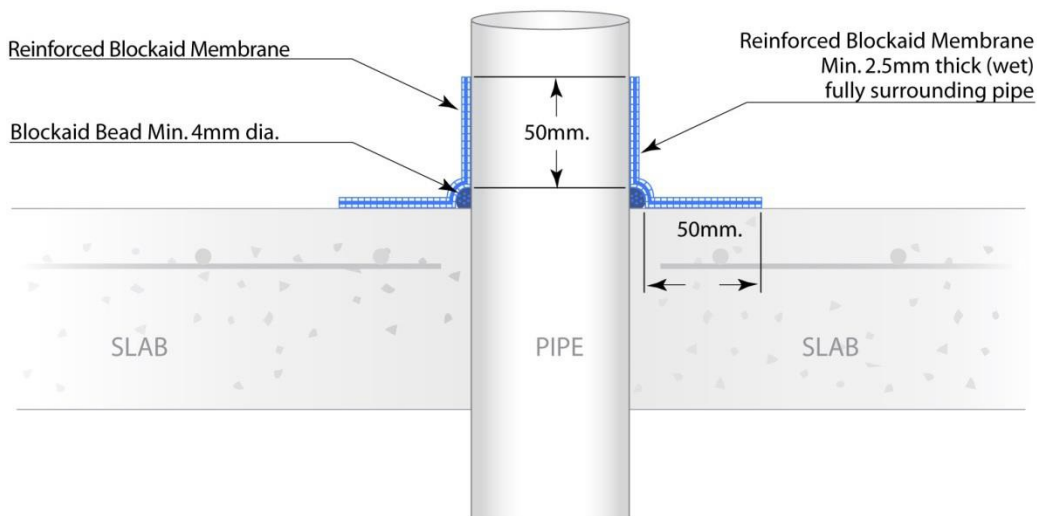


Note: Minimum depth of Blockaid 8mm in joint.
Width must be no less than half depth.
Maximum width 20mm

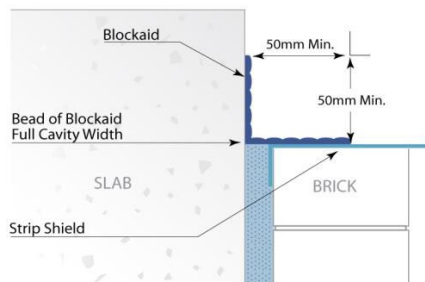


Slab Penetration Treatment - After Slab Poured 1

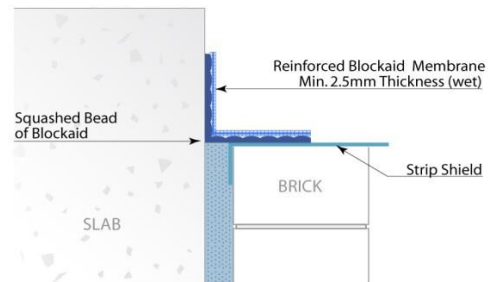
Note: Exposed Blockaid collar requires protection from traffic, solvents and sunlight



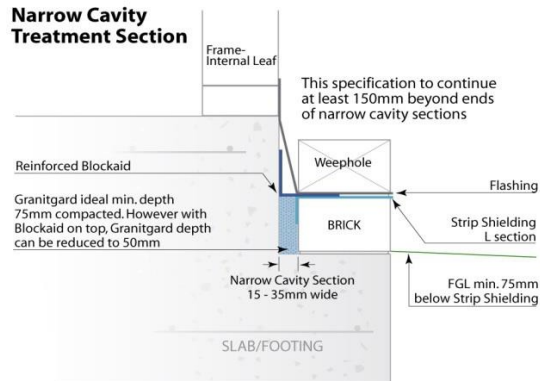
Initial Detail



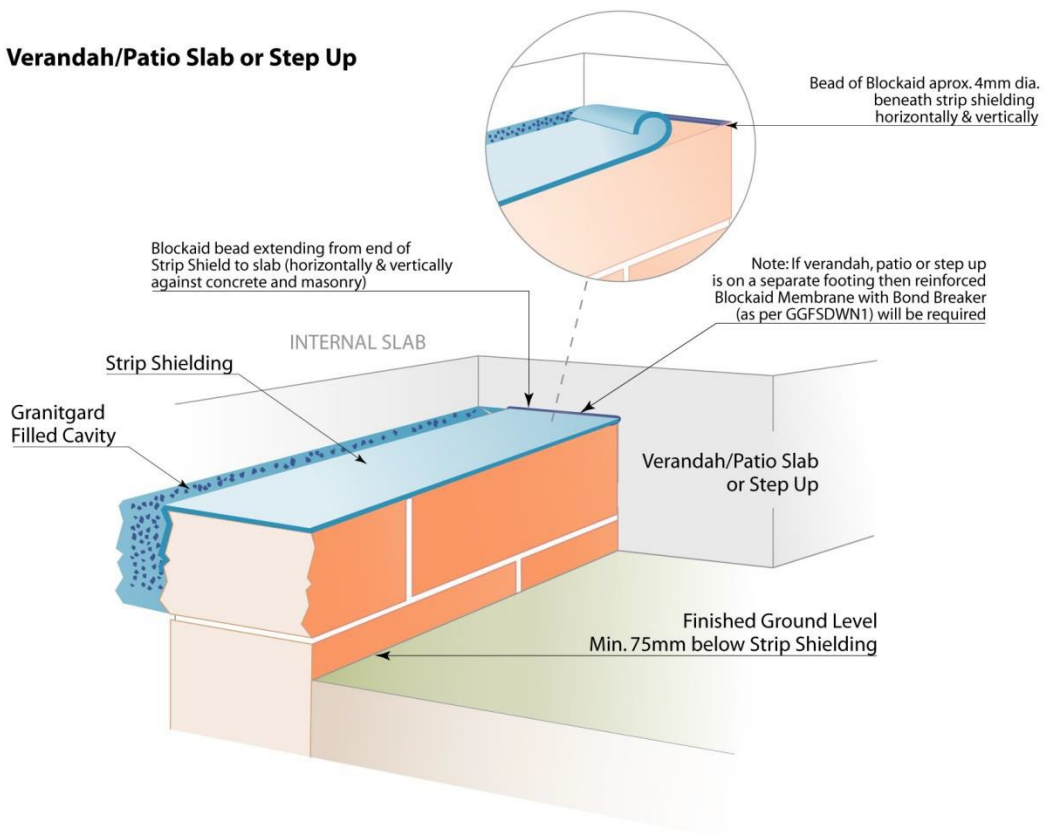
Finished Detail



Narrow Cavity Treatment Section



Verandah/Patio Slab or Step Up



8. Material Data Safety Sheets (Available)

- **Blockaid-Termi**
- **Blockaid-Termi Primer**

CERTIFICATE OF INSTALLATION TERMITE MANAGEMENT

I certify that the installation has been carried in accordance with the requirements of NCC 3.1.3, Australian Standards 3660.1.2000/2014 and relevant CodeMark Certificates of Conformity.

The installer warrants that this Certificate of Installation has been issued by a fully licensed installer with all relevant state, territory and federal qualifications.

BUILDER		CERTIFICATE #	
OWNER		DATE	

ADDRESS							
LOT #	NO.	STREET	SUBURB	STATE	PCODE		
DETACHED BUILDING e.g. GARAGE		YES	NO				

PHYSICAL TERMITE MANAGEMENT SYSTEM

SYSTEM NAME			METHOD OF INSTALLATION		
PENETRATION	PRODUCTS APPLIED		QTY	INSTALL DATE	
PERIMETER	PRODUCTS APPLIED		LINEAL METERS	INSTALL DATE	
JOINTS	PRODUCTS APPLIED		METERS	INSTALL DATE	
OTHER	PRODUCTS APPLIED			INSTALL DATE	

CHEMICAL SYSTEM

YES / NO		SYSTEM TYPE		TOTAL VOLUME USED	
PERIMETER LINEAL MT		CHEMICAL NAME		AREA M ²	
MAXIMUM APPLICATION PRESSURE		INSTALL DATE		SERVICE LIFE	

VOLUME OF TERMITICIDE

CHARGE POINT		CHARGE POINT	
CHARGE POINT		CHARGE POINT	
CHARGE POINT		CHARGE POINT	
CHARGE POINT		CHARGE POINT	

CONSTRUCTION DETAILS

		EXTENSION / EXISTING BUILDING		INFILL / FOOTING SLAB		MONOLITHIC SLAB	
SUSPENDED FLOOR	NO	YES		TREATMENT APPLIED TO PIERS / STUMPS / PILLARS & SIMILAR STRUCTURES		MINIMUM CRAWL SPACE mm	
ADEQUATE:	GRADING OF SOILS	YES	NO	DRAINAGE TO PREVENT PONDING	YES	NO	SUB FLOOR VENTILATION
							YES
							NO

INSTALLATION COMPANY	ABN #
ADDRESS	PHONE
INSTALLER	LICENSE #
AUTHORISED SIGNATURE	DATE
SIGNATURE NAME	CERTIFICATION COMPLETED

BUILDING TYPE

☐ RESIDENTIAL

☐ COMMERCIAL

SPECIFIC LIMITATIONS

TREATMENT NOTICE FIXED

☐ YES

☐ NO

☐ METER BOX

☐ KITCHEN CUPBOARD

☐ OTHER

N.B. UNTIL ALL COMPONENTS OF THE TERMITE MANAGEMENT SYSTEM HAS A CERTIFICATE OF INSTALLATION ISSUED, THIS STRUCTURE IS NOT ADEQUATELY PROTECTED AGAINST FUTURE TERMITE ATTACK.

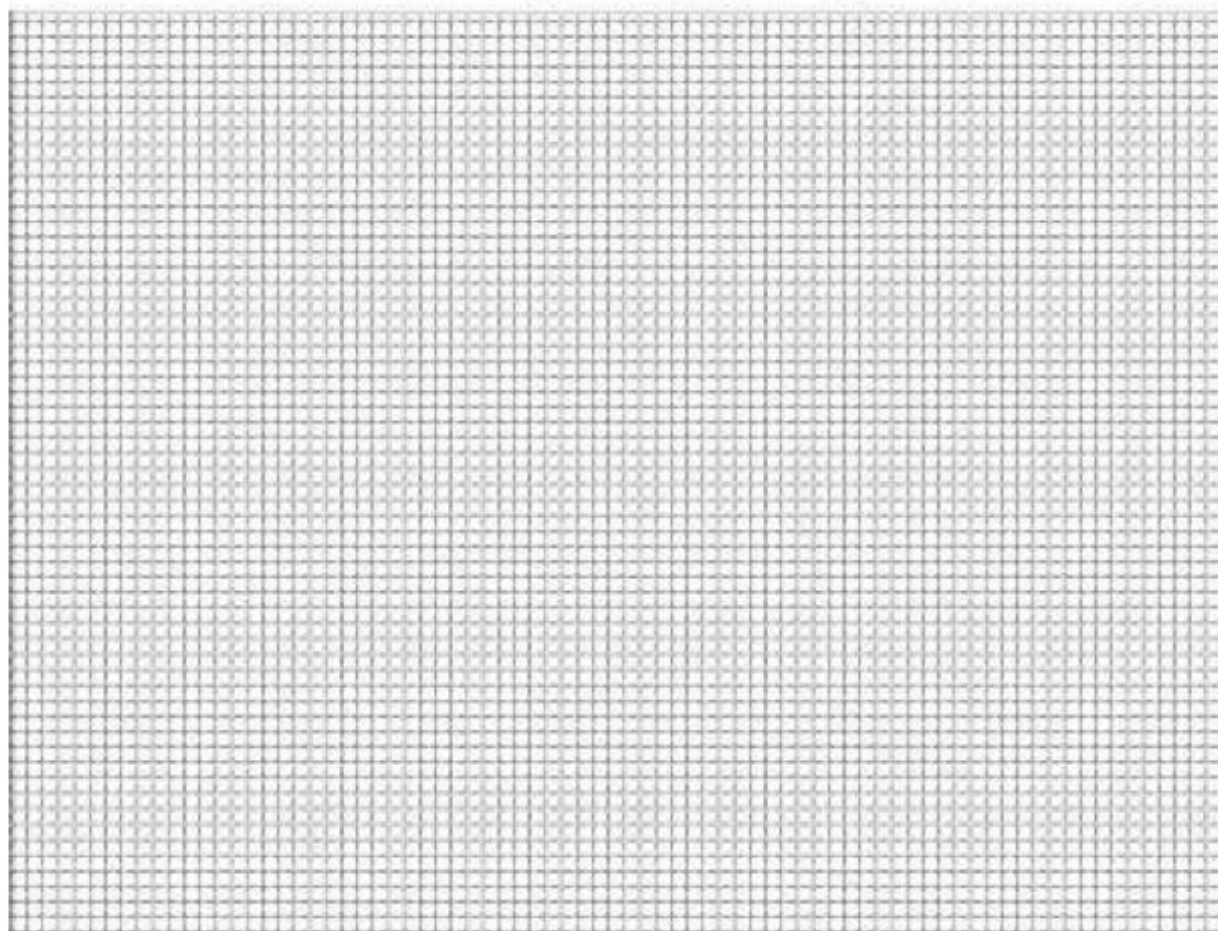
NOTE: Regular Timber Pest Inspection in accordance with AS3660 and AS4349.3 are a Warranty Requirement.

PLAN OF BUILDING SITE SHOWING SYSTEM PLACEMENT & TREATED AREAS IS ATTACHED

PLAN OF BUILDING SITE SHOWING SYSTEM PLACEMENT & TREATED AREAS

CERTIFICATE #

LEGEND CODES Start / Stop X		RETICULATION LEGEND	
PERIMETER	//	Penetrations	⊗ mm (dia)
JOINTS	⋈	Other:	(Please specify)
		Path trap	⊠
		Drilled pipe	—
		Undrilled pipe
		End cap	—



DRAWING NOT TO SCALE

Blockaid-Termi

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email: support@granitgard.com.au
www.granitgard.com.au

