TERM-*seal Passive Systems*
Installation Manual
Termite and Water proofing management system

Termseal Australia Pty Ltd ABN: 92 104 603 983
8 Trade Circuit, Wauchope NSW 2446
Ph: 1300 657 822

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CODEMARK Australia | CMI CERTIFICATION Certificate CM40017

AUSTRALIAN MADE AND OWNED

TERM-seal products are only for use by accredited installers.

TERM-seal™ systems Installation and Specifications
Replaces Version v2.2 2024

PREFACE

Termseal Australia Pty Ltd is dedicated to providing our accredited installers with quality products that are to be used in accordance with the installation methods as set out in this manual.

The Code-Mark accreditation for Termseal Australia Pty Ltd systems is dependent on a quality assurance system in which tracking systems are required.

Each individual product has a batch number on the product label. This batch number must be recorded by the installer when used on a job and form part of the installer's records.

Installations must be recorded on the TERM-seal installation work sheet, detailing type of installation, material used, placement of material, material batch records and job number. No third-party privacy details are required.

The installation work sheet is to be returned to Termseal Australia within 30 days of installation

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1. TERM-seal Multi-purpose Passive™ Overview

1.1. General

TERM-seal Multi-purpose Passive™ system consists of a single component acrylic based, liquid applied membrane bonded to a substrate. It must be used in conjunction with TERM- seal primer. For decking applications or bridging structural cracks, a layer of reinforcing fabric, 'Reo-Band FG' must be embedded into the first layer.

TERM-seal Multi-purpose Passive™ can be used on concrete slabs, cement render, concrete and masonry blocks, and compressed fibrous cement sheeting to form a termite resistant and waterproof membrane.

TERM-seal Multi-purpose Passive™ is part of the "TERM-seal Perimeter System". This manual describes this product, the associated components, and includes procedures for their installation.

1.2 Surface Preparation

If the surface to be coated is not new or has been cured or contaminated, a hydrocarbon-based solvent must be used. After application of the solvent, immediately scrub down the treated area with a wire brush.

This is required to be done on all older or contaminated, porous and friable surfaces except water resistant plasterboard and must be undertaken prior to the application of TERM-seal™ Prime-coat.

Application of the solvent can be by brush, or roller.

The solvent is flammable and should be used with adequate ventilation and kept away from heat, sparks and open flames.

1.3 Priming

Once proper surface preparation has been completed, **TERM-seal™ Prime-coat MUST** be applied to all surfaces where TERM-seal Multi-purpose Passive or TERM-seal Sealant Passive is used.

TERM-seal™ Prime-coat is supplied as a ready to use product.

TERM-seal™ Prime-coat **must** be applied to all wall areas prior to the first coat of Multi- purpose Passive, especially to older or contaminated, porous and friable surfaces, except water resistant plasterboard.
Application is by brush, roller or spray gun and has a coverage rate of 10 square metres per one litre, and at normal ambient conditions is touch dry in 10-15 minutes. It is available in 5 litre jerrycan style bottles.

1.. *Equipment Cleaning*

Equipment used for installation of TERM-seal Multi-purpose Passive can be cleaned in water. Cured material can be removed with mineral turpentine, Toluol or lacquer thinners.

TERM-seal Prime-coat can be cleaned from spraying equipment, brushes or rollers using clean water and should be done immediately after use to avoid equipment damage.

2. TERM-seal™ Component Details

2.1 *TERM-seal Multi-purpose Passive™*

Description

The compound is a single component acrylic based liquid which on curing, forms a seamless flexible and highly reinforced **termite resistant and waterproof membrane**.

TERM-seal Multi-purpose Passive™ can be applied by roller, brush or heavy-duty airless spray gun.

TERM-seal Multi-purpose Passive™ is supplied in 15 litre, 22kg pails and has a shelf life of one year when stored in a dry place between 10 and 23°C.

When fluid it can be cleaned with water. After curing, it can be removed by mineral turpentine, Toluol or lacquer thinners.

At completion of application, it should be left to cure for a least one-day before tiling or back filling.

2.2 *TERM-seal™ Prime-Coat*

Description

Once proper surface preparation has been completed, **TERM-seal™ Prime-Coat MUST** be applied.

TERM-seal™ Prime-Coat is a ready to use solution.

TERM-seal™ Prime-Coat **must** be applied on all applications prior to the first coat of Multi-Purpose Passive, especially to older or contaminated, porous and friable surfaces, except clean water-resistant plasterboard.
Application is by brush, roller or spray gun and has a coverage rate of 10 square metres per one litre, and at normal ambient conditions is touch dry in 10-15 minutes.
It is available in 5 litre jerrycan-style bottles.

2.3 *TERM-seal Passive™ Sealant*

Description

TERM-seal Passive™ Sealant is a specially prepared formulation for use in joints of all types. The sealant is available in 380 & 900g disposable cartridges and 10 litre buckets for use in refillable applicators.

Light grey in colour for use through a refillable applicator for crack and joint application. TERM-seal Sealant can also be used to adhere TERM-seal capping strip to concrete or masonry.

2.4 *TERM-seal™ PRM Cord & Capping strip*

Description

TERM-seal™ cord and capping Strip is a specialized industrial fabric, impregnated and slit into convenient sizes for use.

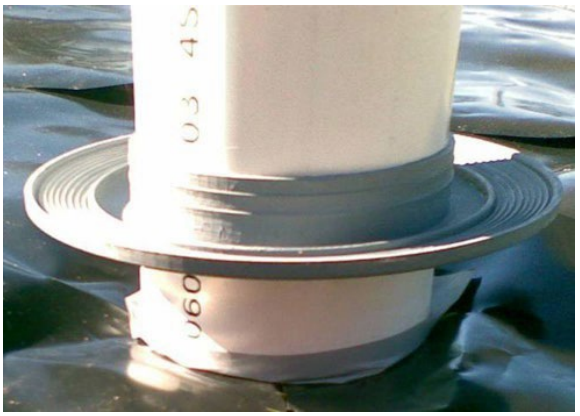
TERM-seal™ cord and capping Strip is available in 25 metre rolls of 90mm,110mm,150mm and 230mm widths.

2.5 *TERM-seal™ Reinforcing Band (Reo-band FG)*

Description
TERM-seal™ Reo-band FG is non-woven, fibreglass matt that has been impregnated with an inert emulsion to assist with its safe use by preventing the fibres from separating during installation. It is available in widths 100mm, 205mm and 502mm rolls, and 160m in length. TERM-seal™ Reo-band FG is used to reinforce joints across concrete slab construction.

2.6 *TERM-seal™ Penetration Collars*

Description
TERM-seal™ Penetration Collars are supplied to fit penetration interior diameter sizes of 40mm, 50mm, 65mm, 80mm and 100mm.



Installation - General

1.1 Surface Preparation:

The surface must be smooth, dry, and clear of dust, oil, grease, wax and all loose material which must be removed with white spirits and a scrubbed down with a wire brush. *(See also Section 1.2)*

Any holes and uneven surfaces must be repaired prior to application.

Fibrous cement sheet must be suitable for wet conditions.

1.2 Priming:

Once proper surface preparation has been completed, **TERM-seal™ Prime-coat MUST** be applied.

TERM-seal™ Prime-coat **must** be applied to all wall areas prior to the first coat of Multi-purpose Passive, or TERM-seal Sealant, especially to older or contaminated, porous and friable surfaces, except clean water-resistant plasterboard.

Application is by brush, roller or spray gun and has a coverage rate of 10 square metres per one litre, and at normal ambient conditions is touch dry in 5-10 minutes.

2 Procedures

2.1 Construction Joints (Internal)

Where construction joints are used in the slab, the builder can use a ***"Key joint void former".*** This is a strip of inexpensive polyethylene material that is fitted to the top of the key. After the concrete is poured and finished, the "Key joint void former" can be easily removed and forms a void of 12mm x 6mm to the surface of the joint.

Ensure the joint is clean to 50mm either side. *(Figure 1.)* and apply PrimeCoat

Fill the void completely with TERM-seal Sealant.

Apply TERM-seal Multi-purpose Passive™ to the surface ensuring the coating is continuous and 40mm either side of the joint. *(Figure 2.)*

For construction joints within the slab construction apply reinforcing band to the entire length of the joint, ensure the joint treatment starts a minimum of 20mm below the lower exterior rebate edge and is continuous to 20mm below the lower opposite exterior rebate edge (*Figure* 3.)

Roll the Reinforcing band into the surface coating, to ensure there are no air pockets and apply a continuous coat of TERM-seal™ Multi-Purpose over. (*Figure* 4.)

Figure 1

Figure 2

Figure 3

Figure 4

2.2 Construction Joints (External)

Ensure a void former e.g. Abelflex has been installed with the tear out strip at the top, prior to concrete pour.
The set out should be a minimum of 20mm below the concrete rebate edge to provide for additional Inspection zone.

After concrete is poured and cured, tear out the top strip. This will leave a void of 10mm x 6mm.

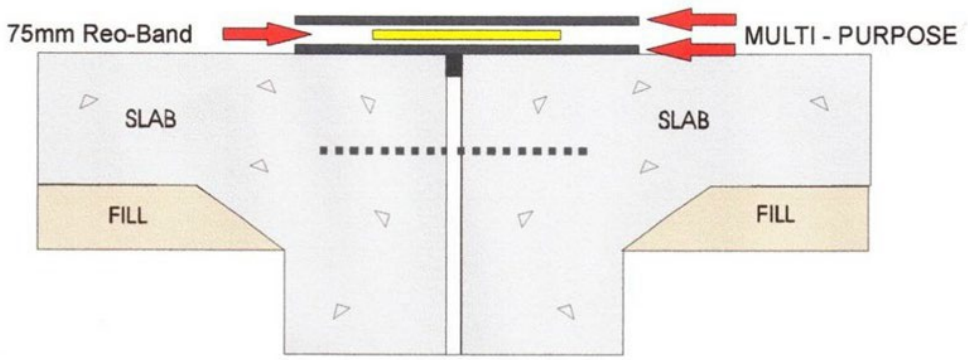
Ensure the void is free of dust and debris, prime with TERM-seal™ Prime-coat and fill the void continuous with TERM-seal Multi-purpose Passive™ Sealant. This will form a termite and waterproof seal to paths, patios, verandahs and any infill situation like infill garage slabs.

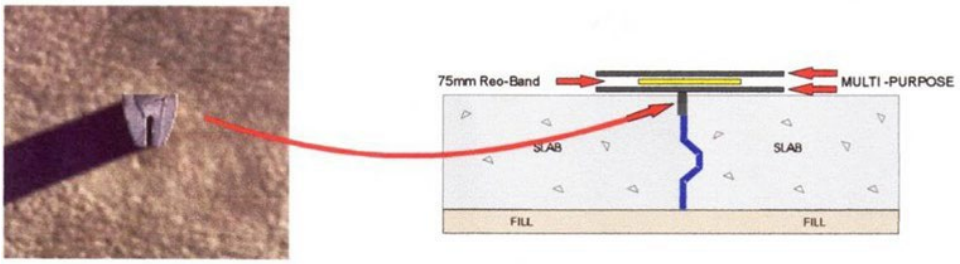
1.3 Cracks and Expansion Joints

Small hairline surface shrinkage cracks can be filled by the first application of TERM-seal Multi-purpose Passive™.

For cracks over 2mm wide, the following preparation is required:

Rout and fill the crack with TERM-Seal Sealant and cover with TERM-seal Multi-purpose Passive™, Reo-band FG and a second coat of TERM-seal Multi-Purpose Passive
When planning construction, recommend the use a closed cell polyethylene-backing rod in the expansion joints to control the depth of the sealant and use the same procedures as construction joints





Coving areas and internal walls

Internal coving areas and walls can be treated with TERM-seal Multi-purpose Passive™ sealant and TERM-seal Multi-purpose Passive™ between the wall and floor and to internal corners as follows

1. After cleaning and priming surfaces, apply TERM-seal Sealant to all joints, gaps and fissures

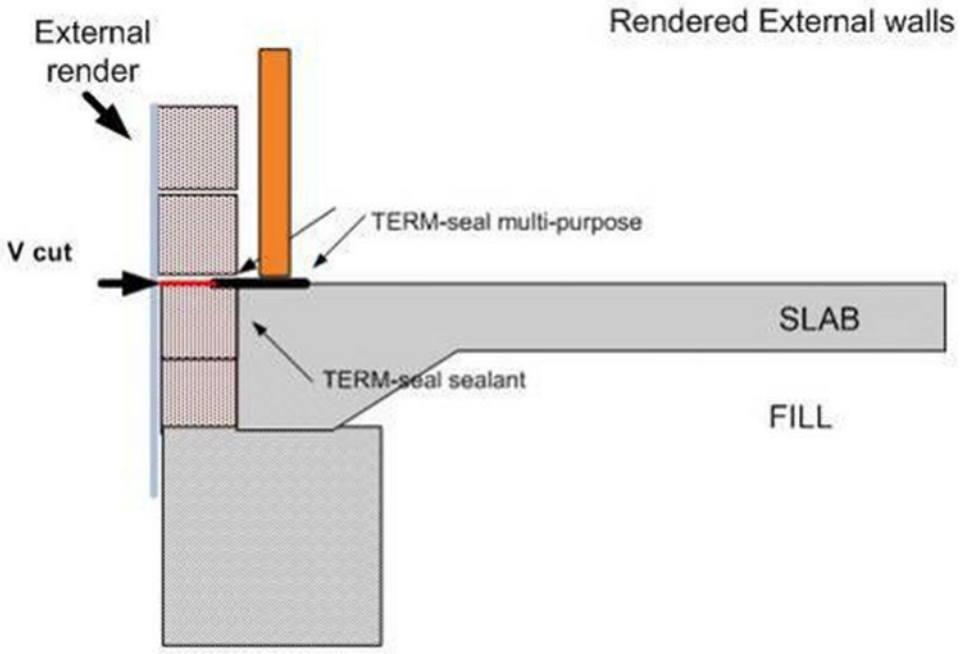
2. Apply the first coat of TERM-seal Multi-purpose Passive to entire area, overlapping concrete by 40mm

3. Cover with a final coating of TERM-seal Multi-purpose Passive™, onto wall/floor ensuring sufficient overlap to optimize termite barrier. Ensure the barrier is a minimum of 2mm in thickness and 4mm over joints.

Rendered walls

When external walls are to be, or have been rendered, a V cut must be installed at the site of the outer inspection edge of the TERM-seal™ perimeter.

This will expose any possible termite entry and allow for confident inspection.



General Application for Walls

1. Refer to Section Section 3.1 and conduct the procedures mentioned there if required. Apply TERM-seal™ Prime-coat as per *Section 3.2*. Fill gaps and fissures with TERM-seal Multi-purpose sealant Passive™.

2. Prime and fill gaps with TERM-seal™ sealant and apply TERM-seal Multi-purpose Passive™ at the recommended rate and bed into this the 'Reo-Band FG' to bridge any holes or gaps.

3. Use TERM-seal sealant to seal any joints and ensure no air or gaps are left in the system. Fill brick cord holes with TERM-seal™ Sealant where necessary

Apply a second coat of TERM-seal Multi-purpose Passive™, at no less than 0.5 l/m^2 to give a total dry film thickness of 1.00mm per coat

The TERM-seal Multi-purpose Passive™ membrane does not require reinforcing fabric in general wall-coating applications as the unique embedded fibres in the compound binds the membrane.

Where TERM-seal Multi-purpose Passive™ is used in *backfilled situations* "TERM- seal Reo-band FG" can be used. This will give added protection from foreign intrusion through the membrane during and after backfilling.

A protective cover of corflute or builders plastic must be installed to the entire area after curing to protect the barrier from foreign intrusion.

Other reinforcing is only required where excessive movement is anticipated or where applying the membrane over critical expansion joints and footing joints. Two coats of TERM-seal Multi-purpose Passive™ are applied to achieve a minimum thickness of 2mm at the recommended rate of 0.5 l/m^2 per coat. All joints will require an additional coat to ensure the coating is a minimum of 4mm in thickness.

Where the risk of hydrostatic water pressure may exist the application thickness may vary according to the risk. SEEK TECHNICAL ADVICE

Note: Walls to be backfilled MUST be treated with TERM-seal™ Prime-coat. The thorough cleaning of wall and footing surfaces is critical prior to priming and the TERM-seal Multi- purpose Passive™ application.

2. TERM-seal™ Capping strip Installation

Ensure the top of the masonry is clean and free mortar lumps, Prime and install a liberal bead of TERM-seal™ Sealant either side of brick cords.

Roll out TERM-seal™ Cord and Capping strip, continuous around the entire cavity or brick wall to ensure the masonry is completely sealed.

Ensure the TERM-seal™ Cord and Capping strip is lined flush with the outer face of masonry to give a clear inspection band.

Infill garage where sealant is used in concrete joint

Bearer and joist, Engaged pier and wall

Pier capping

Engaged pier capping

2.1 TERM-seal™ Cord and Capping Strip for Bearer and Joists

TERM-seal™ Cord and Capping strip and TERM-seal™ Multi-Purpose can be used to protect Bearer and joist construction by sealing bricks, or masonry block as an effective 'Ant capping' system in sub-floor construction situations.

Method

Use TERM-seal™ Cord & Capping strip 110mm wide to construct the barrier. Apply TERM-seal™ Sealant either side of the brick cords and roll out around the entire subfloor perimeter, ensuring the TERM-seal™ Cord and Capping strip 110mm is continuous.

When joining lengths ensure there is a 40mm overlap, sealed with TERM-seal™ Sealant.

2.2 TERM-seal™ perimeter systems

2.2.1 Single course Brick Infill & Knockout Block construction

Where this type of slab construction is used a TERM-seal Capping strip 90mm must be installed over the masonry to protect termite ingress through brick cords.

Clean, prime and apply TERM-seal multi-purpose sealant to joint, then apply TERM-seal Multi-purpose Passive™ evenly 50mm inside the concrete joint, overlap edge of brickwork and 50mm of the TERM-seal Capping strip.

Apply TERM-seal Multi-purpose Passive™ application, ensuring the inspection band edge is straight and even.

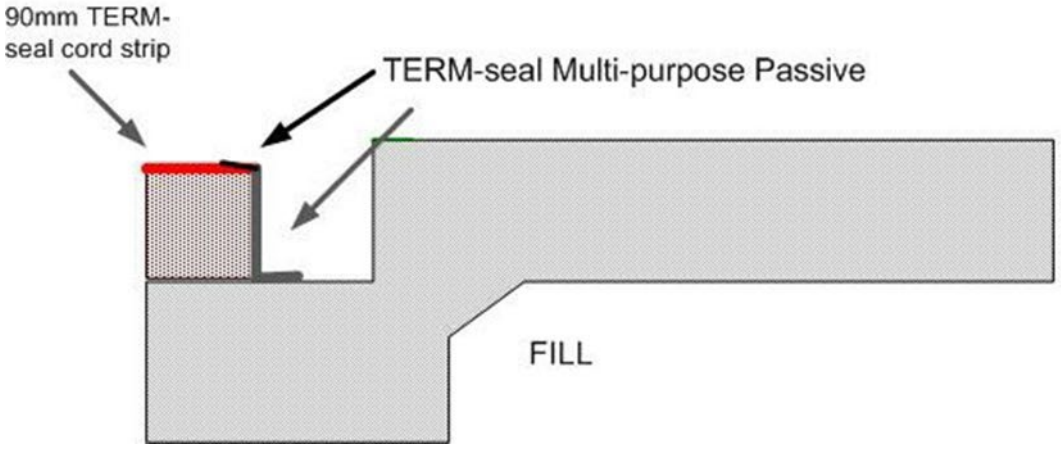
When Reinforcing steel or hold-down bolts are used, the application must incorporate a patch of TERM-seal™ Reo-Band FG.
Cut off a square and X-cut into the TERM-seal™ Reo-Band FG and seal with TERM-seal Multi-purpose Passive™.. Ensure the square is fully incorporated into the compound and apply a second coat.

Apply the second coat of TERM-seal Multi-purpose Passive™ to achieve a thickness of 2mm

Typical single brick & block constructions showing reinforcing steel rod

2.3 TERM-seal Perimeter system for Monolithic slab on ground

TERM-seal cavity Perimeter System for Monolithic Slab construction



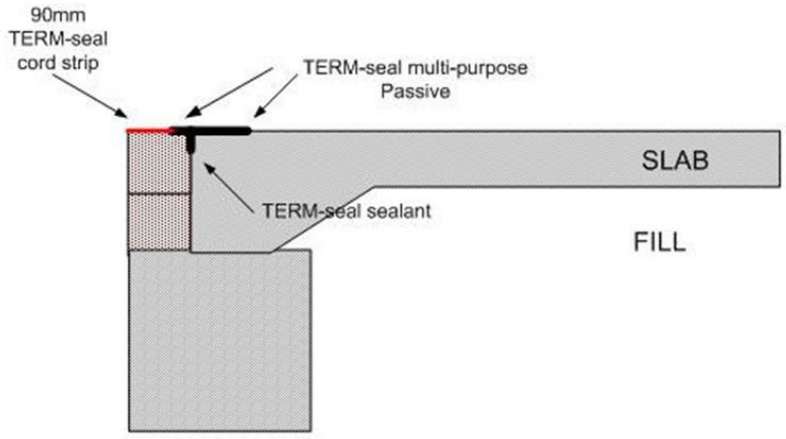
1. Ensure the bottom of the cavity and the internal masonry joints are clean and dry
2. Apply TERM-seal Prime-coat to top of masonry and internal side of mortar and masonry, extending 20mm from the bricks into the cavity.

3. Apply a liberal bead of TERM-seal Sealant passive on either edge of brick cords and roll out TERM-seal cord strip, ensuring the cord strip is lined to the OUTER edge of the masonry

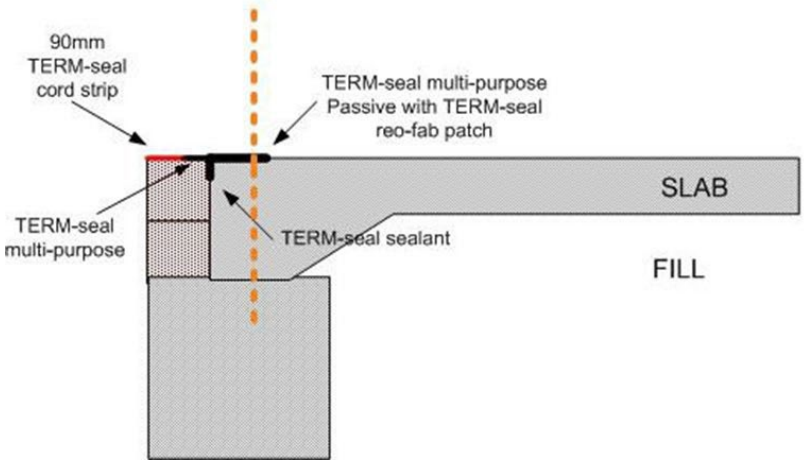
4. Apply TERM-seal sealant to mortar fissures in masonry on the internal side with a spatula.

5. Apply TERM-seal Multi-purpose Passive continuous around the entire cavity.

TERM-seal Perimeter System forFooting Infill Slab



TERM-seal Perimeter system for Footing Infill Slab with vertical reo-bars



5 TERM-seal™ pipe penetration protection

5.1 TERM-seal collars for protecting pipe penetrations

TERM-seal™ collars are manufactured from high grade plastic.
It is a single disk, sealed to the PVC pipe penetrations in the slab with TERM-seal sealant.

TERM-seal™ collar is available in internal diameter sizes to fit pipes 40mm, 50mm, 65mm, 80mm and 100mm.

Only TERM-seal Sealant is be used. This will form a water-tight seal around the bottom of the collar.

Installation Steps

1. Remove the dust cap from the plumbing pipe.

2. Apply 2 beads of TERM-seal sealant continuous around the pipe 50mm and 60mm up the penetration from the plastic moisture barrier.

3. Push the TERM-seal™ collar down and past the sealant to 40mm above the plastic moisture membrane ensuring the sealant forms a gasket at the bottom of the Pen-lock; give a short twist to ensure the sealant is continuous.

4. If any reinforcing steel is required to be cut back, ensure that the clearance is minimal and no more than 40mm

5.2 Concrete Slab Penetration preparation and treatment using void-former

Any penetrations through the slab can be protected from Termite or moisture ingress with the initial installation of a void former like AbelFlex™.

It is important that the void former is placed around the penetration, ensuring there is no gap at the void former joint.
This will ensure a continuous void in the concrete when it is removed.

Once the void former is removed:

Ensure the void is clean and free of concrete particles and dust. Prime the void with TERM-seal™ PrimeCoat. Fill the void with TERM-seal Sealant, level with the concrete.

Fig.26 Void former fitted to (DWV) PVC pipe

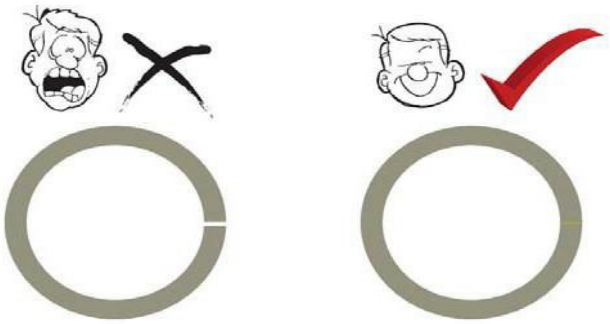


Fig.27 Void former installation around Penetrations

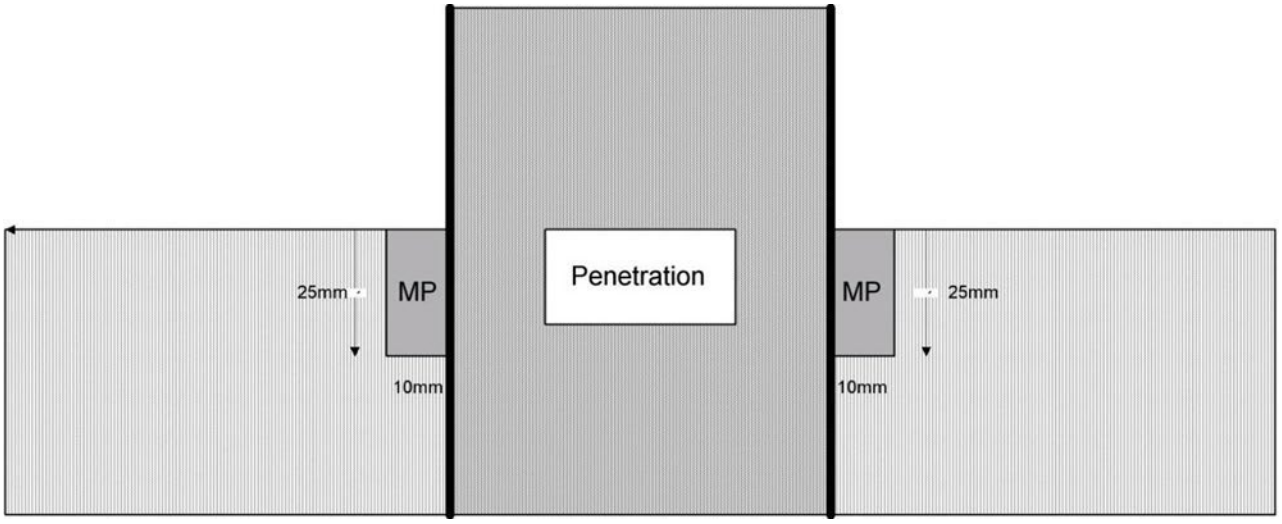
Note: TERM-seal sealants and compounds are compatible with other waterproofing compounds that are water-based. DO NOT USE WITH SOLVENT BASED OR ORGANIC MIXTURES

6 Treating Previously Untreated Penetrations

For penetrations that are already cast into the slab and have not previously been collared, these can be treated as follows:

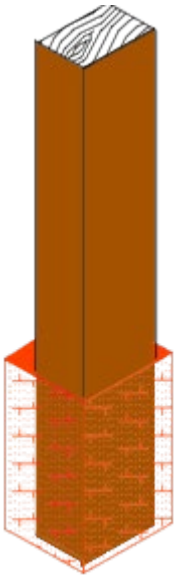
1. With a cold chisel, carefully cut away the area around the penetration to a width of 10mm from the penetration and 25mm deep (minimum 20 mm).

2. Fill this cavity with TERM-seal Multi-purpose Passive to level with the top of the slab.

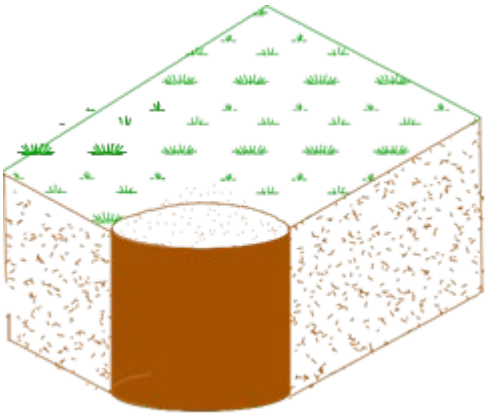


Note: Use extreme care when cutting away concrete next to the penetration that the penetration is not damaged during this process.

7 Poles and Posts



Typical post surrounded by concrete



Typical round post surrounded by soil

1. Apply a liberal coat of TERM-seal Multi-purpose Passive™ evenly to the surface of the pole or post to be inserted into ground. Ensure the coating is 50mm above determined ground level.
2. Cut Reo-band FG to size, ensuring it overlaps and covers the base completely.
3. Roll the Reo-band FG into the first coat of TERM-seal Multi-purpose Passive™ before any skinning takes place.
4. Apply a final coat of TERM-seal Multi-purpose Passive™ to area ensuring all Reo- band FG is thoroughly wetted out and evenly covered.

8 TERM-seal Multi-purpose Passive™ as Waterproofing and sheet materials as damp-proof course

TERM-seal™ Passive Multi-Purpose is fully tested and approved for use as a waterproofing compound for kitchens and shower trays. The tests were conducted by CSIRO and achieved a high pass.

The compound was tested to AS/NZS 4858-2004 and when installed complies with AS 3740-2010.

N.B. The performance of this product as a waterproofing agent is NOT currently part of the Codemark Accreditation for Certificate CM40017.

The regulatory requirements vary from state to state in respect to qualifications for waterproofing installers. You should check with your local authority.

Cord and Capping strip is a suitable sheet materials to act as damp-proof course as outlined in Part 5.7.3(e) of the ABCB Housing Provisions where, termite sheet materials complying with Part 3.4 (with no penetrations) serving the purpose of a damp-proof course and/or flashing that is continuous through the wall or pier.

Compliance with F1D6(2)(b) of Volume 1 of the BCA is by virtue of a damp-proof course that consist of impervious sheet material in accordance with AS 3660.1. The materials should always be installed continuously through the wall or pier and be visible from the outside face of the wall with no penetration of the material.