



## **Sub floor ventilation and fan installation – Limitations**

- The Australian Building Code section 3.4.1 recommends 6000 sqmm per lineal meter subfloor ventilation in Coastal regions. Sometimes building design prevents this being achieved, especially in Terraced and semi detached homes. Exopest therefore install active ventilation systems using Envirofan and Aleta High Flow vents.
- Ducted heating systems under the home. Ducts block natural air flow and cause localized condensation (hot duct in contact with cold ground) where lying directly on the ground. All ducts where clearance allows should be off the ground strapped to the floor bearer.
- Damp course in brick walls/fireplaces needs to be in good repair to prevent moisture rising up above floor level. Envirofan and Aleta vents will reduce moisture in the foundation walls, but not eliminate it.
- Stored items under the house should be removed. Physically restricts air flow and attractive to foraging termites and other vermin. See [www.exopest.com.au](http://www.exopest.com.au) for further info.
- Brick foundation walls. Normally small opening exist in foundation walls to allow air flow from one section of the sub floor to another, but it may be necessary to knock out additional bricks to allow greater air flow if clearance and access allow. An additional cost would apply.
- External drainage issues need to be addressed. E.g. down pipes and gutters all connected and working properly, no leaks or blockages?
- Ground water seepage from a neighbouring property? Agi pipes and extra drains may be needed in garden beds and under paths to take excess water away from the building before it builds up against the footing or enters the under floor space.
- External soil levels (garden beds, patios, paving etc) should be below vent height and not above the damp course.
- When installing Aleta High Flow vents or Fans in rendered brick or standard brick walls all care is taken by Exopest, but pieces/bricks may become dislodged or break off when cutting/drilling out these new opening. Exopest accepts no liability for repair works or repainting these areas. Exopest will endeavour where possible to patch up around the new vent or fans. Aleta vents can be painted by the owner after installation.
- Solar panels should be cleaned every 12 months to maintain solar efficiency. Exopest provide this maintenance service if required.