C A S E S T U D Y

Comprehensive Termite Control and Eradication by Saniservice

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This case study examines how Saniservice's Pest and Termite Control Division successfully resolved a persistent termite infestation at a residential villa in Meydan, Dubai. The client, Mr. Mohammad S., had been struggling with recurring termite problems for over two years despite engaging multiple pest control companies. Through advanced detection technology, precision treatment planning, and systematic implementation, Saniservice delivered a solution that effectively eradicated the infestation and prevented recurrence.

Introduction

Background of the Case

Mr. Mohammad S. resides in a spacious six-bedroom villa within an upscale compound in Meydan, Dubai. The property, built approximately eight years ago, features extensive wooden elements in its architecture, including decorative beams, custom cabinetry, and imported hardwood flooring. In early 2023, Mr. Mohammad began noticing signs of potential termite activity, including small piles of what appeared to be sawdust near wooden baseboards, tiny holes in certain wooden surfaces, and occasional discarded wings near window frames.

Previous Intervention Attempts

Over the following two years, Mr. Mohammad engaged three different pest control companies in attempts to resolve the issue. Each company implemented various treatment approaches:

Company	Treatment Approach	Duration	Outcome
Company A	Surface spray application	3 months	Temporary reduction followed by recurrence
Company B	Limited soil treatment	6 months	Partial improvement in specific areas
Company C	Wood replacement and spraying	8 months	Multiple treatments with minimal effect

Despite these interventions, the termite problem persisted and gradually worsened, with damage extending to additional areas of the home. Particularly concerning was the discovery of damage to structural wooden elements and valuable furniture. Frustrated with the lack of resolution, Mr. Mohammad sought a more definitive solution.

Saniservice Engagement and Assessment

Initial Consultation

In January 2025, Mr. Mohammad contacted Saniservice's Pest and Termite Control Division. During the initial consultation, Saniservice's approach immediately differentiated them from previous service providers:

1. **Comprehensive Information Gathering:** Detailed discussion about the property's history, previous treatments, and specific areas of concern.
2. **Educational Approach:** Explanation of different termite species in the UAE, their behaviors, and potential infestation patterns.
3. **Commitment to Root Cause Identification:** Clear articulation of Saniservice's philosophy of identifying the source of infestation rather than merely treating symptoms.

Thorough Property Inspection

A team of Saniservice "Pest Control Doctors"—specialists with extensive training and Dubai Municipality licenses—conducted a detailed inspection of the property. Unlike previous companies that only examined visible areas of damage, Saniservice performed:

1. **Complete Perimeter Examination:** Careful inspection of the entire property boundary, including garden areas, irrigation systems, and external structures.
2. **Comprehensive Interior Assessment:** Methodical examination of all rooms, focusing on both visible wooden elements and concealed areas such as wall cavities, attic spaces, and under-floor areas.
3. **Moisture Mapping:** Identification of areas with elevated moisture levels that might create favorable conditions for termite activity.

Advanced Detection Using Termatrac Technology

Non-Invasive Detection Methodology

A critical differentiator in Saniservice's approach was the use of the Termatrac iTraker PRO—an advanced pest detection system that allowed for precise identification of termite activity without damaging property. The technology employs multiple detection methods:

1. **Radar Motion Sensing:** High-frequency radar waves penetrated walls, floors, and ceilings to detect termite movement in real-time, even in places invisible to the naked eye.
2. **Moisture Detection:** Specialized sensors identified areas with elevated moisture levels—conditions favorable for termite colonies.
3. **Thermal Imaging:** Advanced thermal cameras visualized heat signatures associated with active termite nests, which typically generate heat different from surrounding areas.
4. **Temperature Probe Measurements:** Precise surface temperature readings confirmed suspected activity areas.

Findings from Termatrac Assessment

The Termatrac inspection revealed critical information that previous companies had missed:

Location	Detection Method	Finding	Activity Level
Eastern perimeter wall	Radar motion	Active termite movement behind wall	Severe
Master bedroom southern wall	Thermal imaging	Heat signature indicating nest	Moderate to Severe
Kitchen cabinet base	Moisture sensor	Elevated moisture from minor plumbing leak	Moderate
Living room floor (northeast corner)	Radar motion	Colony movement under flooring	Severe
Garden irrigation valve area	Visual + Moisture	Primary entry point with high moisture	Critical

Most significantly, Saniservice discovered that the main termite colony had established itself near an irrigation valve in the garden, approximately 1.5 meters from the eastern wall of the villa. From there, the termites had created multiple entry points into the property, explaining why previous treatments—which had focused only on visible damage areas—had been ineffective.

Comprehensive Treatment Plan

Colony Identification and Species Assessment

Saniservice identified the primary termite species as Coptotermes acinaciformis, a subterranean termite known for its aggressive feeding habits and extensive colony networks. This identification was crucial for developing an effective treatment strategy.

Multi-Phase Treatment Approach

Based on their findings, Saniservice developed a comprehensive treatment plan focused on completely eradicating the colony while minimizing chemical use and environmental impact:

1. **Colony Targeting and Elimination:** Strategic placement of termite baits to attract workers and eliminate the colony from its source.

2. **Barrier Installation:** Creation of a chemical barrier around vulnerable areas to prevent future incursions.
3. **Structural Treatment:** Targeted application of termiticides to already affected areas.
4. **Moisture Management:** Addressing conditions that made the environment favorable for termites.

Strategic Bait Station Installation

A key component of the treatment plan was the installation of 120 bait stations in a strategic pattern around the property. This approach involved:

Zone	Number of Bait Stations	Depth of Installation	Spacing	Purpose
Primary Colony Area (East Garden)	30	30-45 cm	0.5 meters	Target main colony
Property Perimeter	65	25-30 cm	1.5 meters	Create complete barrier
Interior Problem Areas	15	20-25 cm	Variable	Target indoor activity
Strategic Entry Points	10	35-40 cm	At identified points	Block known pathways

Implementation Protocol

Phase 1: Preparation and Bait Station Installation

The implementation began with careful preparation of the treatment areas:

1. **Site Mapping:** Digital mapping of the property to plan exact bait station locations.
2. **Ground Penetrating Radar Scan:** Verification of underground utilities to avoid damage during drilling.
3. **Hole Boring Process:**
    - Use of professional-grade augers to create precisely sized holes
    - Depth calibration based on soil conditions and termite activity patterns
    - Protective measures to maintain landscape aesthetics

4. **Bait Station Installation:**
    - Insertion of specialized termite bait stations containing cellulose material combined with an insect growth regulator (IGR)
    - Careful placement to maximize termite interception
    - GPS tagging of each station for monitoring purposes

Phase 2: Targeted Structural Treatment

For areas with active termite presence in the structure:

1. **Precision Drilling:** Strategic micro-drilling (3mm) at affected wooden elements.
2. **Termiticide Injection:** Application of low-toxicity, targeted termiticides directly to affected areas.
3. **Preventive Treatment:** Application of protective solutions to at-risk wooden elements.

Phase 3: Moisture Management

Addressing environmental factors contributing to the infestation:

1. **Irrigation System Modification:** Adjusting the garden irrigation system to reduce soil moisture near the structure.
2. **Leak Repair:** Fixing the minor plumbing leak identified in the kitchen area.
3. **Ventilation Improvement:** Installing additional ventilation in areas with poor air circulation.

Monitoring and Maintenance Protocol

A rigorous monitoring schedule was established to track treatment effectiveness:

Time Point	Inspection Type	Specific Checks	Action Required
Week 2	Visual + Termatrac	Bait consumption, movement	Adjust bait if needed
Week 4	Comprehensive	All bait stations, structure	Refill depleted baits
Week 8	Full property	All zones, moisture levels	Secondary treatments if needed
Month 3	Termatrac scan	Verify colony elimination	Adjust strategy if activity detected
Month 6	Final assessment	Complete property	Transition to prevention plan

Results and Outcomes

Progressive Improvement Metrics

Saniservice's comprehensive approach yielded measurable results:

Timeframe	Termite Activity Level	Bait Consumption	New Damage Observed
Initial Assessment	Severe (Scale 8/10)	N/A	Active in multiple areas
Week 4	Moderate (Scale 5/10)	High in colony zones	Minimal new damage
Week 8	Low (Scale 3/10)	Declining	None detected
Month 3	Very Low (Scale 1/10)	Minimal	None detected
Month 6	Undetectable (Scale 0/10)	None	None detected

Client Testimonial

At the six-month follow-up inspection in March 2025, Mr. Mohammad expressed his satisfaction with the results:

"After two frustrating years of ineffective treatments from other companies, Saniservice's approach was refreshingly thorough and effective. Their use of advanced technology to find the actual source of the problem rather than just treating the symptoms made all the difference. Since their treatment, I've seen no evidence of termite activity in any part of my home. The peace of mind is invaluable."

Discussion

Differentiated Approach

Several key factors differentiated Saniservice's approach from previous unsuccessful interventions:

1. **Source Identification:** Using Termatrac technology to precisely locate the primary colony and all infestation pathways.
2. **Comprehensive Treatment:** Addressing all aspects of the infestation rather than only visible damage.
3. **Strategic Bait Placement:** Using data-driven placement of 120 bait stations to target the colony's feeding patterns.
4. **Environmental Modification:** Addressing moisture and structural issues that contributed to the infestation.
5. **Systematic Monitoring:** Implementing a rigorous monitoring protocol to verify effectiveness.

Chemical Usage Comparison

Saniservice's approach resulted in significantly reduced chemical usage compared to traditional methods:

Treatment Approach	Chemical Volume Used	Environmental Impact	Effectiveness
Traditional Barrier Method	250-300 liters	Moderate to High	Variable
Surface Spray Approach	100-150 liters	Moderate	Temporary
Saniservice Targeted Approach	30-40 liters	Low	Comprehensive

Conclusion

This case study demonstrates the effectiveness of Saniservice's methodology in addressing complex termite infestations. By utilizing advanced detection technology, implementing a strategically designed bait system, and addressing environmental factors, Saniservice achieved what multiple previous companies could not—complete eradication of a persistent termite problem.

The success of this intervention underscores the importance of thorough inspection, precise identification of infestation sources, and comprehensive treatment strategies in effective pest management. Saniservice's "Pest Control Doctors" approach, combined with cutting-edge technology and methodical implementation, provided Mr. Mohammad with a lasting solution to his termite problem, protecting both his property value and peace of mind.

References

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