

**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

581 Sample Lane  
INSPECTED ADDRESS

Plano  
CITY

ZIP CODE

**SCOPE OF INSPECTION**

- A This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at the time of inspection but which may be revealed in the course of repair or replacement work.**
- C Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Board.

1A	D&B Inspection Services, Inc. Name of Inspection Company		1B	TPCL 10499 SPCB Business License Number
1C	P.O. Box 1716 Address of Inspection Company	McKinney, Texas City State	75070-1716 Zip	(972) 491-9919 Telephone Number
1D	John Cahill Name of Inspector (Please Print)	1E	Certified Applicator <input checked="" type="checkbox"/> (Check One) Technician <input type="checkbox"/>	

2	Case Number (VA / FHA / Other)		3	April 9, 2002 Inspection Date
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4A	John Sample Name of Person Purchasing Inspection		Seller	<input type="checkbox"/>	Agent	<input type="checkbox"/>	Buyer	<input checked="" type="checkbox"/>	Management Co.	<input type="checkbox"/>	Other	<input type="checkbox"/>	See below
4B	Owner / Seller												
4C	REPORT FORWARDED TO: Title Company or Mortgagee <input type="checkbox"/> Purchaser of Service <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)												

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Board. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5 Primary residence

List structure(s) inspected that may include residences, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection).

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6A Were any areas of the property obstructed or inaccessible? Yes  No

(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B and read "Additional Comments" on page 4.

6B The obstructed or inaccessible areas include but are not limited to the following:

Attic <input checked="" type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub floors <input type="checkbox"/>	Slab joints <input type="checkbox"/>	Crawl space <input type="checkbox"/>
Soil grade too high <input type="checkbox"/>	Heavy foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input type="checkbox"/>
Stored items in closets <input checked="" type="checkbox"/>	Inside wall voids <input checked="" type="checkbox"/>	Stored items in garage <input checked="" type="checkbox"/>	Behind bath tile <input checked="" type="checkbox"/>
Inside cabinets/drawers <input checked="" type="checkbox"/>			

7A Conditions conducive to wood destroying insect infestation: Yes  No

(Refer to Part J, Scope of Inspection) If "yes" specify in 7B.

7B **ATTENTION LENDER, TITLE COMPANY, REAL ESTATE AGENT AND BUYER:** The Texas Structural Pest Control Board (SPCB) requires identification of conducive conditions. While some conducive conditions can and should be improved, there are many situations that represent typical construction or landscaping practices. It is possible to identify a situation as conducive and *not recommend any corrective action other than occasional inspection*. Rejecting funding on the basis of a "Conducive Yes" check box may not be appropriate in all cases. If there are questions about conducive conditions, one should call the SPCB at (512) 451-7200, Monday through Friday, 8 a.m. to 5 p.m. Conducive Conditions include but are not limited to:

Wood to ground contact (G) <input checked="" type="checkbox"/>	Form boards left in place (I) <input type="checkbox"/>	Excessive moisture (J) <input type="checkbox"/>
Debris under or around structure (K) <input type="checkbox"/>	Footing too low or soil line too high (L) <input type="checkbox"/>	Wood rot (M) <input type="checkbox"/>
Heavy foliage (N) <input checked="" type="checkbox"/>	Planter box abutting structure (O) <input type="checkbox"/>	Wood pile in contact with the structure (Q) <input type="checkbox"/>
Wooden fence in contact with the structure (R) <input checked="" type="checkbox"/>	Insufficient ventilation (T) <input type="checkbox"/>	

See page 4 for additional remarks

Inspection reveals visible evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
	Yes	No	Yes	No	Yes	No
8A Subterranean termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8B Drywood termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8C Formosan termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8D Carpenter ants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8E Other wood destroying insects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Specify:

8F Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: (If any "Previous Treatment" is checked "Yes" refer to "Additional Remarks" at end of report for commentary.)

8G Visible evidence of xxxxx has been observed in the following areas xxxxxx. If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection). (If any "Previous Treatment" or "Active Infestation" is checked "Yes" refer to "Additional Remarks" at end of report for commentary.)

The conditions conducive to insect infestation reported in 7A & 7B:

9 Will be or has been mechanically corrected by inspecting company: Yes  No

If yes, refer to refer to "Additional Remarks" at end of report for commentary.

9A **Corrective treatment recommended** for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes  No

9B A preventative treatment and / or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No

Specify reason: If yes, refer to "Additional Remarks" at end of report for reason or justification of treatment recommendation.

10A This company has treated or is treating the structure for the following wood destroying insects: **Treatment was not done by this company.**

If treating for subterranean termites the treatment was: Partial  Spot  Bait  Other

If treating for drywood termites or related insects, the treatment was Full  Limited

10B Not Applicable Not Applicable Not Applicable  
 Date of treatment by inspecting company \_\_\_\_\_ Common name of insect \_\_\_\_\_ Name of pesticide, bait or other method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes  No  List Insects: Not applicable

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

# TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

## DIAGRAM OF STRUCTURE(S) INSPECTED

Not to scale; not to be used for chemical calculations.

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by following codes:

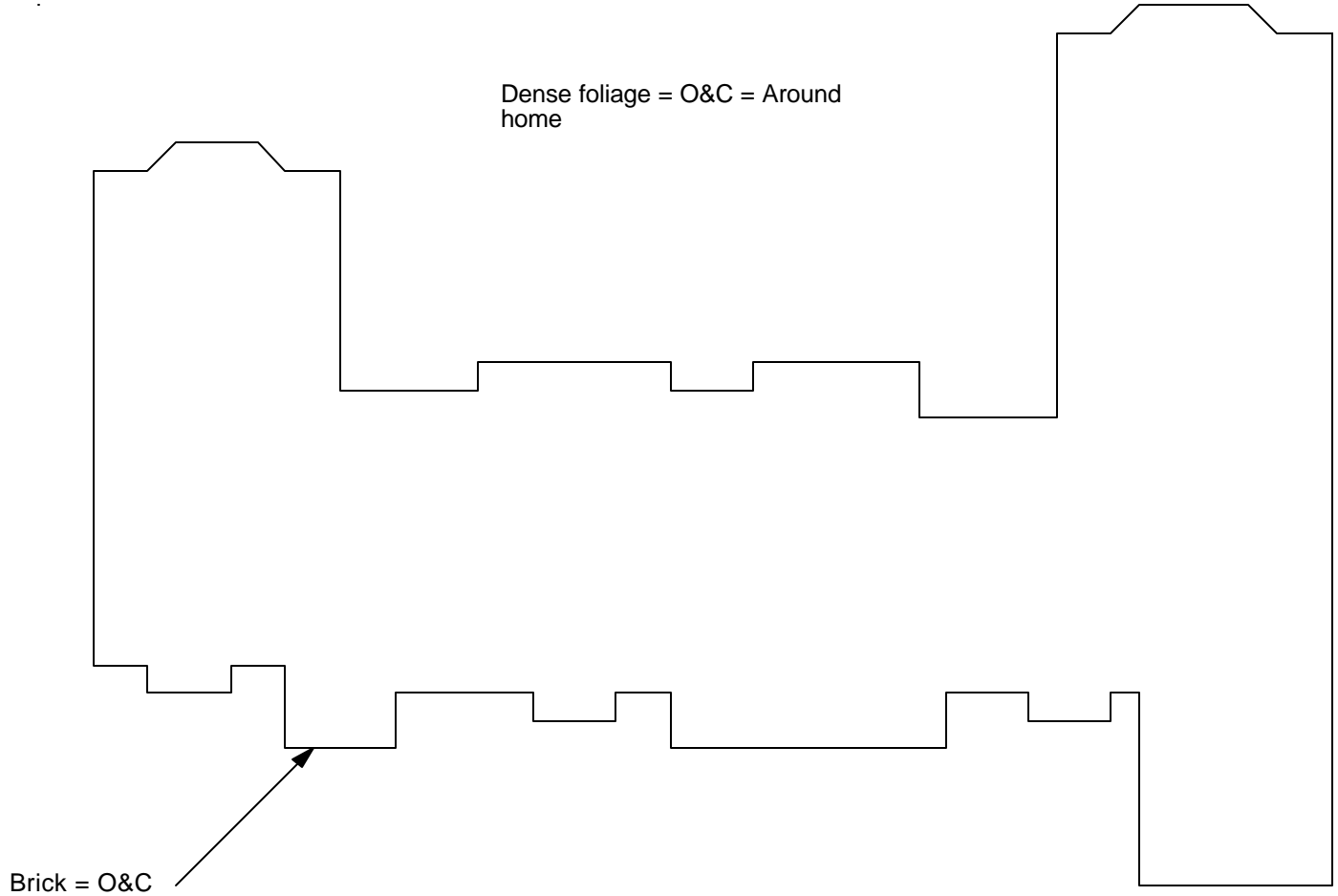
E = Evidence of infestation  
S = Subterranean termites  
H = Carpenter ant

A = Active  
F = Formosan termites  
O = Obstructed area

P = Previous  
C = Conducive condition  
X = Drilled holes

D = Drywood termites  
B = Wood boring beetles

— = About 1 to 2 feet;



**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT  
IMPORTANT ADDITIONAL COMMENTS**

VERY IMPORTANT NOTIFICATION: This report attempts to provide information to you about wood destroying insect activity on the building inspected. The inspection consists of a licensed inspector spending a limited amount of time in and around the building observing readily accessible areas for visible evidence of wood destroying insect activity. This cursory and superficial inspection intends to reduce your risk and is not designed to eliminate or assume your risk. Previous or future inspections, including remodeling activities, may discover additional findings this report did not. This inspection is cursory or general in nature and may not discover all wood destroying insect activity or conditions, be they in accessible or inaccessible areas. It is important to know that damage or conditions beyond what the inspector was able to find may exist. This service does not warrant or guarantee the property to be free of wood destroying insects or damage or that all activity has been found. This inspection service will not pay for the repair or treatment of undiscovered problems. This inspection service does not have Errors and Omissions insurance. Comprehensive and exhaustive inspections are available and you are encouraged to ask if you have concerns or doubts. *Important recommendation:* If you would not buy a property that presents any financial or safety risk to you then it is recommended you obtain comprehensive and exhaustive inspection services prior to closing. Be advised, every building is likely to experience wood destroying insect activity and chemical treatments. Please read the report in its entirety, including the "WDI Explanations & Limitations" addendum, and call if you have questions.

**Regarding line 6A; Obstructions or Inaccessible areas :**

- The brick at the northern side of the master bedroom obstructs view of the foundation edge.
- Dense foliage exists around the home and this limited visibility of the building.
- The garage had many stored items and this limited visibility.
- The home contains furnishings and personal possessions and stored items. Obstructed areas could consist of, but is not limited to, closets, cabinets, garages, storerooms, attics, ceiling, walls and floors. Inspection of these areas is obstructed. Conditions in these obstructed areas remains undetermined.

**Regarding line 7B; Conductive Conditions:**



- (G) Wood to ground contact: Decorative landscape bark or mulch: This is a popular landscaping decorative material and is found on many homes in the area. The degree of risk varies and depends on the type of wood used. The condition may be addressed upon by one of the following: 1 - Remove the materials; 2 - Monitor condition over time and take corrective action if needed. We commonly see people take a "wait and see" approach to this condition.
- (G) Wood to ground contact: Wood siding touches soil. Wood siding in contact with the ground is frequently associated with termite activity. Whenever possible, the siding should be raised and/or the grade lowered in order to eliminate direct wood to ground contact. If the soil is lowered care should be taken to avoid creating a drainage problem. This condition is considered conducive and may be corrected by physical alteration and/or treatment. This was seen at the shed.
- (N) Heavy foliage: Densely foliated areas are a common landscaping practice and are a natural habitat for many insects. They also obstruct inspection of the building. The decision to remove foliage is based solely upon the preference of the buyer. This report does not require removal of the landscaping. The condition may be addressed by one of the following: 1 - Remove foliage so it does not touch building; 2 - Periodically treat the exterior with an approved general pesticide product; 3 - Monitor the condition over time and take corrective action if needed.
- (R) Wood fence in contact with building: The Texas Structural Pest Control Board considers this condition conducive. This is found on many homes. The condition may be addressed by: 1 - Modify the fence so it does not touch the building. The SPCB does not specify a distance therefore it could be argued that a tiny distance would suffice. Obviously, a farther separation of materials will result in less risk; 2 - Treat the fence with approved chemicals for temporary protection; 3 - Monitor the condition over time and take corrective action if needed. We commonly see people take a "wait and see" approach to this condition. This was seen at the western side.

**Regarding line 8A through 8E; Wood Destroying Insects:**

- Although conclusive proof of prior termite activity may not have been seen, the age of the building suggests it is possible that some type of prior termite activity may have occurred. Generally speaking, termites tend to become active in most buildings older than 10 years of age. If remodeling or repair is done it is possible undetected termite activity or damage might be found. If such happens then repair and treatment should be implemented as needed. Be advised, this inspection cannot determine the extent of conditions inside walls, attics or crawl space areas.
- Per seller's disclosure, the home may have had prior treatment during ownership by a prior owner. I did not see conclusive evidence of treatment and if such was done I would consider it a spot treatment only. The home does not exhibit full professional treatment evidence.
- This building does not clearly indicate a conclusive previous treatment history. The risk of termite infestation increases with a buildings age. It is infrequent that buildings more than 10 or 15 years of age have not had termites or past treatment. You are recommended to have the building inspected annually. You should expect termites to occur at an unknown future date. When infestation occurs treatment will be required.

An addendum entitled "EXPLANATIONS AND LIMITATIONS" is attached to this report and is considered part of the report. Please take time to read it and call us if you have a question.

Neither I nor the company for which I am acting have had, presently have or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

11A	Signatures  John Cahill CA30270 Inspector  Approved:  John Cahill CA30270		Notice of Inspection was posted at or near: 12A	Electric breaker box <input type="checkbox"/>  Water heater closet <input type="checkbox"/> Bath trap access <input type="checkbox"/> Beneath the kitchen sink <input checked="" type="checkbox"/>
11B	Certified applicator and Certified Applicator number		Date	Date posted
		April 9, 2002	April 9, 2002	

**STATEMENT OF PURCHASER(S)**

I (We) have received the original or a legible copy of this report form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection". **I understand that a warranty is not expressed or implied by any inspections provided by D&B Inspection Services, Inc. or the inspector(s).** I understand that my inspector may provide additional information as an addendum to this report. I agree to read all materials in their entirety prior to closing.

Signature of Purchaser(s) of Property or their Designee

Date

**WOOD DESTROYING INSECT REPORT EXPLANATIONS AND LIMITATIONS**

**General statement**

**Thank you** for using D&B Inspection Services, Inc. (D&B) to conduct your wood destroying insect (WDI) inspection. The purpose of the inspection is to provide a cursory observation of the readily accessible areas of the building in order to report observed WDI activity. Opinions are made based upon what was seen at the time of inspection. Furniture, stored items and flooring are not moved for inspection purposes. It is important to understand that while the inspection attempts to reduce your risk, it will not eliminate your risk. Although the inspector tries to be thorough, this cursory report does not represent all insect activity or damage to have been discovered or completely reported. Such expectation is simply beyond the scope of our service. Guarantees, warranties or protection against errors and omissions are not expressed or implied. Comprehensive inspections are available for higher fees.

**Read the report, it is important!**

It is important that you and all interested persons read the report, the inspection agreement and any addenda, before the property is purchased. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property. Of course you may also feel free to call us with a question after you purchase the home.

**Ask for the sellers disclosure notice.**

We recommend you ask for the sellers disclosure notice. The disclosure notice is important because it may address an issue our inspection does not discover. Do not withhold information from the inspector to see if he or she will "find it". The more information we are provided, the better service we can provide. When you obtain a copy of the sellers disclosure form, you should request copies of all known WDI (termite) inspections, treatments and damage repairs. If differences exist between this report and other documents, please contact the inspector to discuss such prior to closing.

**Past or future inspections.**

Past or future inspections may discover additional findings or render different opinions. If we were to inspect this property a second time a new finding or opinion might be discovered. Future changes or interpretations of the Structural Pest Control Board (SPCB) inspection Standards may cause conditions to be reported on a future inspection that are not included in this report.

**Over the counter treatments**

Chemicals are readily available and widely used by homeowners and property managers. Such treatment activities can eliminate evidence of ongoing activity for a short period of time. While we have seen very few intentional efforts to modify conditions before the inspector arrives however we feel that the vast majority of such pest control efforts are incidental and unintentional. When the efficacy of such treatments wears off the insect problem could return.

**This report prepared for ?**

This report is prepared exclusively for the person or persons named on page 1 and is not transferable to any other person or company. If you are a third party and are referring to this report, do not rely on it to make a selling or purchasing decision. You are instead strongly recommended to hire your own inspection company.

**General limitations**

Unless specifically stated, the following is not determined: Toxicological or environmental conditions; The presence of plumbing leaks; Site drainage; Ventilation

calculations; Code conformance; The life expectancy or type of treatments. Annual inspections are recommended as a preventative measure.

**Guarantees and warranties**

This inspection does not provide any warranty or guarantee regarding treatment of wood destroying insects or their damage. The cursory nature of this inspection makes it impossible to make guarantees. The inspection is of readily accessible visible areas and it is entirely possible for insects, such as termites, to remain undetected until after our inspection. Comprehensive inspections, consisting of inch by inch evaluations are available. Please ask if you are interested.

**Pesticide contamination**

This inspection does inspect for pesticide or chemical contamination in any form or fashion. Unless stated, the report does not determine if chemicals have been applied in the past. Any mention of past chemical usage is gratuitous and incomplete. Chlordane has not been used since the late 1980's and in June of 2000 the popular chemical chlorpyrifos (Dursban) was removed from most market applications. If you are concerned about pesticides you should contact an appropriate specialist. Perhaps the Texas Department of Health can provide assistance in locating such company.

**Obstructions**

The report will not identify all obstructed areas. Some obstructions are: Materials over concrete cracks; Cracked corners on concrete slabs; Mortar dressed slab edges; Joints in multilevel foundations; Wing walls and planters adjacent the building; Wood floors under carpet or furnishing; Behind tarpaper or other materials covering piers; Inside masonry block or stacked brick; Behind vinyl or aluminum siding; Concrete foundations with an elevated wood floor system; Behind upholstered walls; Any undecked insulated attic with less than 5 feet of headroom or unsafe areas.; For safety reasons, wood roof surfaces are usually not walked upon. If the inspector makes an extra effort to walk on a wood roof it is understood that a cursory observation of large areas is done. Shingle by shingle inspection for drywood termites, wood bores or other conditions is not performed; Any crawlspace with less than 2 feet of clearance. Any extra effort to enter an obstructed crawlspace is beyond the scope of the service and all areas will not be seen; Air ducts in crawlspaces or attics; Condition of air ducts in concrete is undetermined; The inspector does not touch, probe or sound every square foot of wood construction components. Inspection is cursory and visually done from many feet away in most circumstances. Bear in mind that it is possible for damaged wood to exist and not exhibit evidence of performance failure. Although the inspector might move a small item as a gratuitous added service, it should be understood that moving furniture, stored items and obstructions is beyond the scope of the inspection and conditions behind such remain undetermined.

**Damage**

Reporting and assessing the amount of WDI damage is not required by the Texas Structural Pest Control Board and unless specified is beyond the scope of this inspection. Be advised that it is entirely possible for damage to remain undetected and unreported. Any damage reported should be considered to be a partial representation of the discovery and further inspections may be required to fully assess scope of damage. Destructive examinations might be required to fully assess damages. This inspection intends to reduce risk but will not eliminate risk. The inspector does not sound, push or probe every square inch of a building. We do not use specialized inspection techniques such as dogs, audio equipment or fiber optic bore scopes. It is possible for damage to be overlooked, patched up or painted over. In the words of the Structural Pest Control Board: "If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be

assumed that some degree of damage is present." Some areas where damage can remain undiscovered are: Siding materials; studs; joists; drywall; plumbing areas; showers; baseboards; rafters; posts; attics and crawlspace areas and or containing air ducts; wood floor systems.

- **Conductive conditions**

Conductive conditions are those situations that tend to promote or assist insect activity. Many of the mandatory conductive condition comments on the Texas form represent common construction or landscaping practices. Some of the conductive conditions on the Texas form rely on the subjective opinion of the inspector conducting the inspection. Immediate correction or modification of the conditions may not always be required or justified and there are many situations where an ongoing inspection or monitoring plan can be implemented. One such example is ivy growing on the side of a home. While ivy is conducive to increased insect activity it is also an occasionally found landscaping practice. Although the Texas report will consider the condition conducive it does not mean you are required to remove the ivy. You may find a periodic inspection program that utilizes low impact pest control methods satisfactory in your situation. Be advised, lenders are accustomed to rejecting funding on the basis of a condition being identified as conducive. This practice of wholesale loan rejection is now obsolete and may not be justified in all situations. If this report identifies situations as conducive we recommend you show your lender the report in advance of closing so that any objections can be addressed. If we are required to re-inspect corrected conditions or reproduce report paper work a service charge is applicable.

- **Subterranean termites**

Subterranean termites are very common in this north Texas region. They are so common that our opinion is it's a matter of "when" termites will infest a building and not "if". We find that in general buildings less than 10 years old have less risk. We do occasionally find termites on younger buildings, however it is the exception rather than the rule. Buildings that are older than 10 years seem to be in the highest risk category. Our experience leads us to believe that most buildings will have some sort of treatment done before it is 15 years old. If we report this home as not showing visible signs of termite infestation you should understand that it is simply a matter of time before they show up and a corrective action will be needed.

- **Treating for Subterranean termites**

Treatment for subterranean termites has traditionally focused on creating a chemical barrier by placing pesticides on the soil around and sometimes under a home. Previous chemicals like Chlordane were very effective but were removed from the market place due to misapplications and suspected dangers. We do not test for chemical contamination and, if you are interested in such, you should consult an expert on the matter. Present day chemicals are suspected to have life expectancies of 5 years or less. Reinfestation on homes treated with newer chemicals is very common. It is our opinion that reinfestation is a matter of when and not if. On the good side of the story, new treatment methods such as baiting are being developed. Properly used, baiting may have significant impact on colony size and strength.

- **Drywood and Formosan termites.**

Drywood and Formosan termites are uncommon in this region but have been reported in isolated circumstances. It seems that cold winters and drier conditions discourage significant colony growth at this time. The inspection does not inspect rail-road ties or bark for the insects. When isolated infestations are discovered, they are usually related to imported infested construction or landscaping materials. Treatments for these insects varies and is much more expensive and difficult than that for subterranean termites. It is recommended you ask the seller to disclose specifically if the home has had drywood or Formosan termite species prior to closing. For further information concerning the remote activity of these insects contact the Texas Structural Pest Control Board and Texas A&M University as it is my understanding they may be monitoring this subject.

- **Wood boring beetles**

There are many types of wood boring beetles. It is common to find occasional prior beetle activity in wood construction materials such as joists, rafters and wood trim. In most cases, we do not see structural damage occurring. In almost all cases the infestation is inactive due to wood processing techniques such as kiln drying. Occasionally active beetles found. Wood boring beetle damage occurs slowly so there is no need for panic if the beetles are detected. Tenting and fumigating an entire building may not be justified in all cases. Most infestations can be successfully treated via local treatments or wood removal. Powder post beetles are usually found in woods such as ash paneling and trim. Unfortunately, beetles can infest wood without being readily detectable. They are usually imported to the site as concealed larvae in wood materials. Post inspection emergence is infrequent but nonetheless a possibility.

- **Carpenter ants**

Carpenter ant detection is dependent on foraging activities and seasonal factors. In warmer weather the ants are more active at night. Carpenter ants do not eat wood, instead they excavate galleries in which they nest. Many times the ants will nest in wall voids or insulation. Preferred nesting areas tend to be moist and perhaps associated with a wood rot condition. Damage is slow to occur in most cases and radical emergency treatment actions are usually not justified. The ants are common in densely foliated areas and keeping foliage trimmed away from buildings will reduce risk of infestation. Various treatment options exist. If your home is in an area with moisture and copious vegetation you should expect periodic encounters with the insects.

- **Insect specie identification**

Although the inspector has general knowledge of the biology, habits and identification of insects such as Wood Borers, Drywood termites and Formosan termites, the inspector should not be considered an identification expert due to the infrequency in which some of these insects are encountered. The inspector will attempt to be accurate, however incorrect identification of insect specie is possible. No warranty or guarantee is made regarding correct insect specie identification. Precise entomological identification services are available by your request for an additional fee. We presently use Texas A&M for insect identifications and the process can take several weeks.

- **Home warranty companies**

There are separate warranty company's that offer very limited treatment protection against the infestation of subterranean termites. Most warranties do not offer protection against damage. These policies might be worth considering as they may reduce risk, however, be sure to read their contracts as most have significant limitations and their deductibles are somewhat expensive. Check to see if their treatment will be a thorough partial or limited spot treatment. If the home has a prior treatment history from another company it is sometimes less expensive to assume their warranty, if available.

- **How you can help**

Insect activity can be reduced by following some simple guidelines, some of which are: Keep foliage trimmed; Control areas of excess moisture; Remove food sources such as pet foods, garbage or wood on soil contact. A tidy home reduces insect infestation problems. Regarding termites: Keep soil below foundation edge; Do not store wood on soil around home; Have home inspected annually. If you experience a suspected termite swarm, do not panic. They will not harm you and emergency treatment is not justified. You have time to investigate your options. If possible, keep a few insect samples in a film canister so your pest control company can identify them. By following these simple rules you can reduce insect activity.